



42 Rowan Way, Oulton Broad South, Lowestoft

Lowestoft



Minors & Brady

42 Rowan Way, Oulton Broad South

Lowestoft

Set proudly in Oulton Broad South, this chain free detached residence offers flexibility and future potential. From the welcoming entrance hall and spacious sitting room with its traditional fireplace, to the versatile reception room and light-filled conservatory, the living spaces are designed to adapt effortlessly to your lifestyle. The kitchen comes well-equipped with fitted cabinetry, double oven and gas hob, while upstairs three bedrooms – one with built-in wardrobes, are served by a classic family bathroom. Outside, the private garden is beautifully maintained with a patio, lawn, established planting, summerhouse and timber shed, complemented by a brick-weave driveway and garage for parking and storage. With exciting scope to renovate or extend (stpp), this home is ready to be shaped into your ideal home.



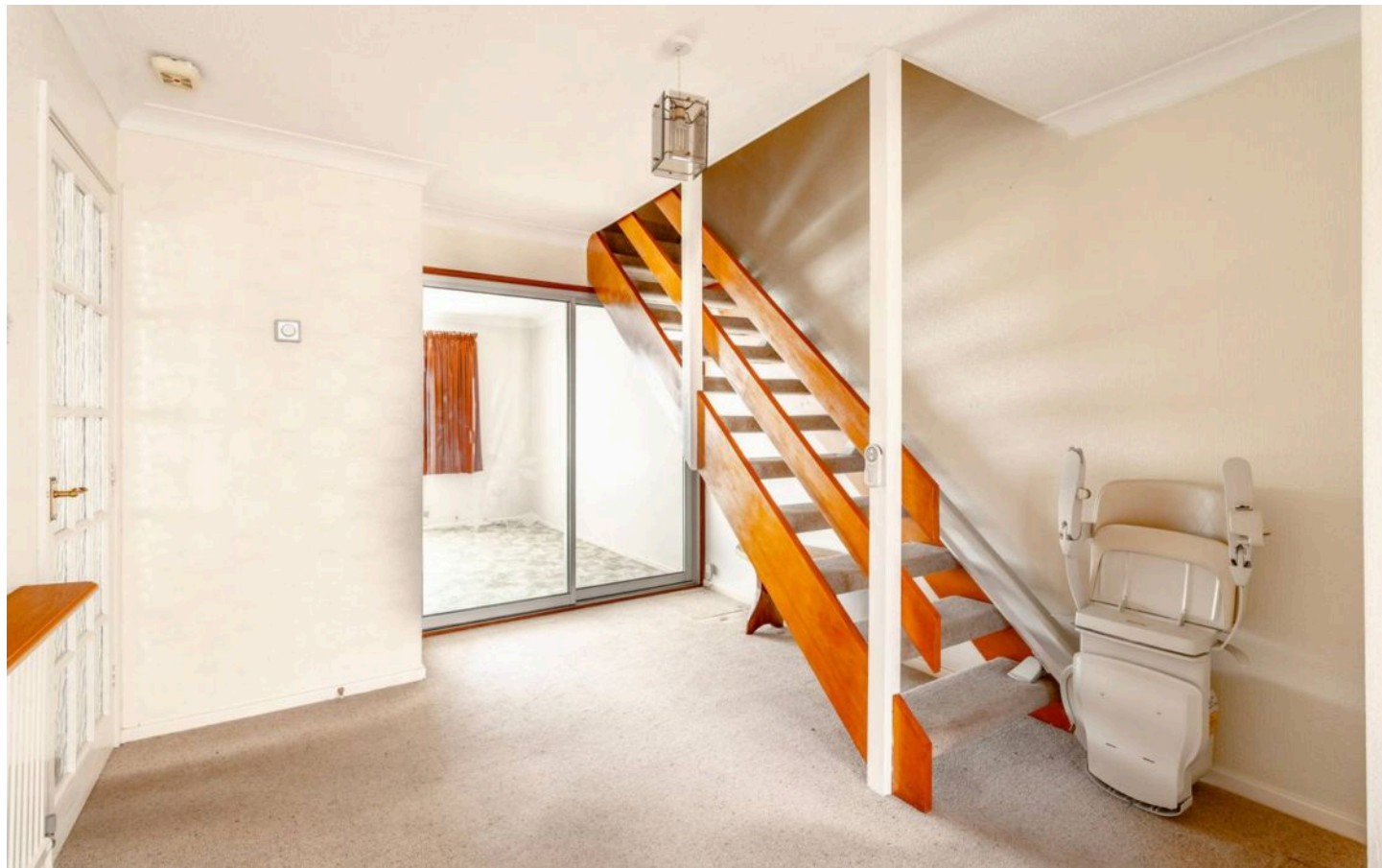
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- Chain free
- Detached residence proudly positioned in Oulton Broad South
- Potential to renovate or extend (stpp), ready to adapt to your own preferences and style
- Kitchen fitted with wall and base cabinetry, an integrated double oven, a gas hob and under-counter areas for your appliances
- Sitting room accentuated by a traditional fireplace and a large window, inviting relaxation and entertaining
- Spacious reception/dining room with the flexibility to be a snug, a home office or a playroom for families
- Conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Three bedrooms, one with built-in wardrobes, complemented by a family bathroom with a classic three-piece suite
- A private, well-maintained garden featuring a patio, a laid to lawn, established beds, a summerhouse and a timber storage shed
- A brick-weave driveway providing off-road parking, with gated access down to a garage for storage options



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Location

Rowan Way is a quiet residential street located in the coastal town of Lowestoft, in Suffolk. Located within a family-friendly neighbourhood, it benefits from a peaceful suburban setting while remaining conveniently close to the town's amenities. Residents have access to a selection of local shops and convenience stores for daily essentials, as well as nearby supermarkets and cafes within a short drive. Families in the area are served by several primary schools, including Elm Tree Primary and Dell Primary, while secondary education options such as East Point Academy and Pakefield High School are easily reachable.

Healthcare facilities are also well-represented, with local GP practices and dental clinics nearby, and the town's hospital accessible within a short journey. Rowan Way enjoys strong transport links: local bus services connect the street to the town centre, seafront, and surrounding villages, and Lowestoft railway station provides regional connections to Norwich, Ipswich, and further afield. With its combination of tranquility, convenience, and accessibility, Rowan Way offers an appealing base for families, professionals, and retirees.



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Chain free and full of potential, this detached residence in the sought-after setting of Oulton Broad South offers a lifestyle of comfort, flexibility, and opportunity.

From the moment you step inside, the welcoming entrance hall sets the tone, thoughtfully complemented by a convenient WC. The kitchen is fitted with a range of wall and base cabinetry, integrated double oven, gas hob and practical spaces for your everyday appliances.

The sitting room is accentuated by a traditional fireplace and wide window drawing in natural light and creating a warm, inviting atmosphere for both relaxation and entertaining. A separate, generously sized reception/dining room offers versatile living, equally suited to family dining, a snug, home office or playroom, adapting effortlessly to changing needs. Extending the living space further, the conservatory allows you to enjoy a seamless connection to the garden throughout the seasons.

Upstairs, three bedrooms provide comfort and privacy, one enhanced with built-in wardrobes for easy storage. They are served by a family bathroom featuring a classic three-piece suite, ready for a modern touch should you wish.



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Step outside and find a private, well-maintained garden designed for both relaxation and entertaining. With its paved patio, laid to lawn, established planting beds, summerhouse and timber shed, it's a delightful backdrop for family life or quiet moments outdoors. To the front, a brick-weave driveway provides convenient off-road parking, with gated access leading to a garage that can double as useful storage.

This home is ready to be tailored to your own preferences and style, with exciting scope to renovate or extend (stpp), ensuring it can grow with you and your lifestyle.

Agents note

Freehold



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Ground Floor
788 sq.ft. (73.2 sq.m.) approx.

1st Floor
314 sq.ft. (29.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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