



156 Dell Road, Oulton Broad South

Lowestoft



Minors & Brady

156 Dell Road

Oulton Broad South, Lowestoft

Set within the desirable community of Oulton Broad South, this mid-terrace residence perfectly balances modern and comfortable living. A welcoming porch leads to a bay-fronted sitting room, where a decorative fireplace creates a cosy centrepiece, while the adjoining dining room provides the ideal setting for family meals and social gatherings. The kitchen is both practical and stylish, fitted with quality cabinetry, integrated appliances, and thoughtful space for everyday essentials. Upstairs, three bedrooms offer comfort and flexibility, accompanied by a family bathroom. Outside, the private garden is designed for easy enjoyment with its patio, decked seating area, and handy storage sheds, complemented by a low-maintenance front garden that enhances kerb appeal. With the additional benefit of an en-bloc garage and off-road parking, this home presents a wonderful opportunity for families, first-time buyers, or investors seeking a well-rounded lifestyle.



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- Mid-terrace residence positioned in Oulton Broad South
- Perfect choice for families, first time buyers or investors
- Bay-fronted sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings with loved ones
- Kitchen equipped with quality cabinetry, an integrated oven, a gas hob, plumbing for a washing machine and space for a tall fridge/freezer
- Three bedrooms offering comfort and privacy
- Family bathroom showcasing a modern three-piece suite
- A private, low-maintenance garden featuring a brick-weave patio, a decked terrace for seating arrangements and two timber storage sheds
- En-block garage for storage options and an off-road parking space
- Close to local shops, schools, healthcare facilities and transport links



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Location

Dell Road in Oulton Broad South, Lowestoft, is a residential area situated in a well-connected part of this Suffolk coastal town. The road lies within walking distance of local shops and amenities, including small convenience stores, takeaways, and pubs, with larger supermarkets and retail options available a short drive away in central Lowestoft or along the nearby retail parks. Families benefit from access to several schools in the vicinity, such as primary and secondary options in Oulton Broad and Lowestoft, making it a practical location for households with children.

Healthcare facilities are also close at hand, with GP surgeries, dental practices, and pharmacies serving the local community, while James Paget University Hospital in Gorleston is the nearest major hospital. Transport links are a strong feature of the area: Oulton Broad South railway station is within easy reach, offering direct connections to Lowestoft and Ipswich, while regular bus services run into the town centre and surrounding areas. Road access is convenient too, with the A146 and A12 nearby, providing routes towards Norwich and Great Yarmouth.



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Upon arrival, a welcoming porch entrance sets the tone, leading into a beautifully bright and spacious bay-fronted sitting room. Here, a decorative feature fireplace creates a warm focal point, perfect for cosy evenings or relaxed entertaining. Flowing seamlessly from this inviting space, the dining room provides a dedicated area for shared meals and gatherings, offering a sense of togetherness at the heart of the home.

The well-designed kitchen is fitted with quality cabinetry and practical finishes, featuring an integrated oven, gas hob, and plumbing for a washing machine, along with space for a tall fridge/freezer – a thoughtfully arranged space ready to meet the needs of a busy household.

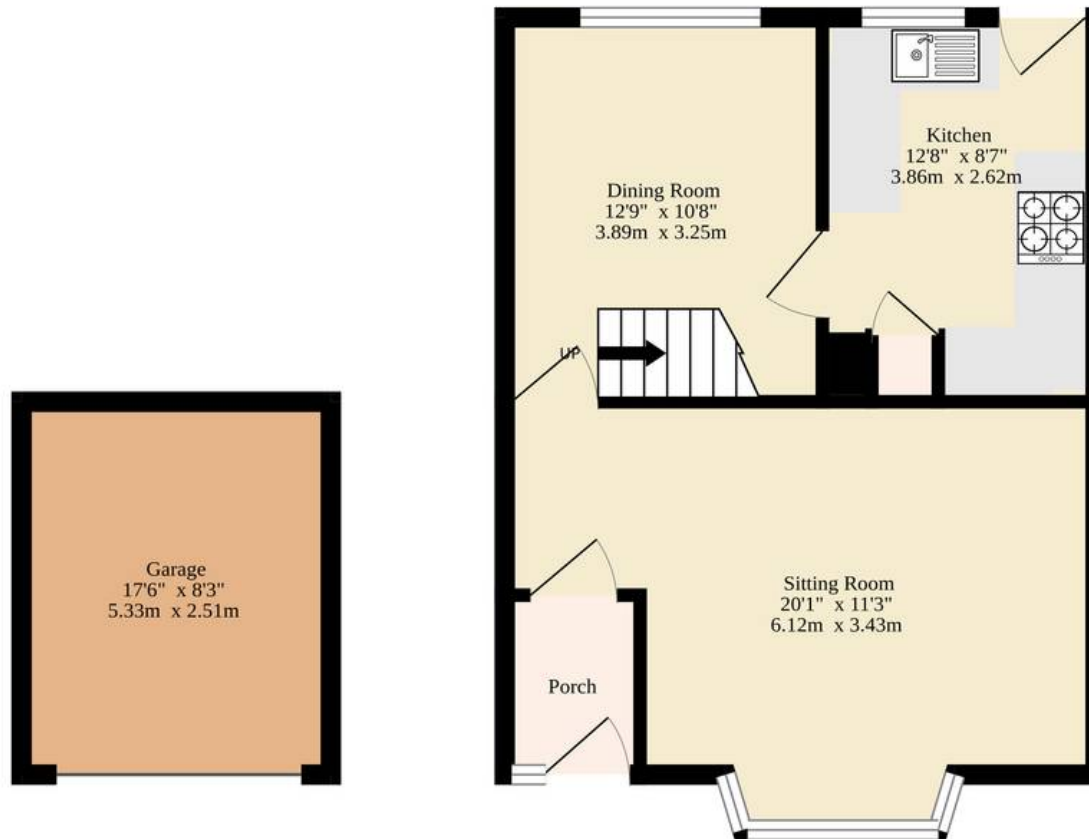
Upstairs, three bedrooms offer comfort and privacy, ready for you to adapt to your own preferences and style, while the modern family bathroom showcases a three-piece suite, making everyday routines both stylish and functional.

Step outside and discover a private, low-maintenance rear garden designed for both relaxation and practicality. A brick-weave patio and decked terrace provide ideal spots for outdoor seating and entertaining, complemented by two useful timber storage sheds. To the front, a low-maintenance garden with paved pathways, shingled areas, and planted beds adds charm and kerb appeal. This home also benefits from an en-bloc garage and an off-road parking space, offering valuable storage and convenience.

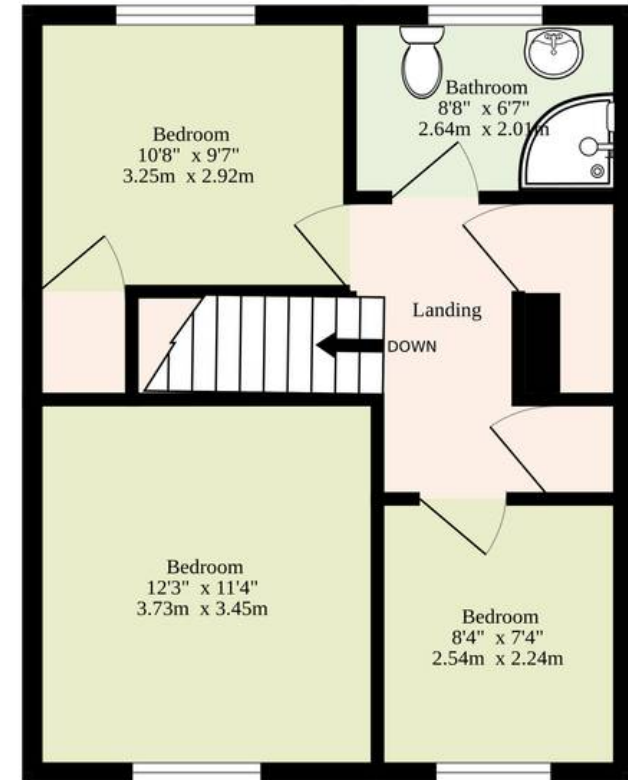


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
650 sq.ft. (60.4 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Minors & Brady
Your home, our market



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