



41 Chestnut Avenue, Oulton Broad

Lowestoft



Minors & Brady



## 41 Chestnut Avenue

Oulton Broad, Lowestoft

A residence of rare sophistication awaits, where every element speaks of thoughtful design and indulgent comfort. This six-bedroom modern chalet welcomes you with a resin-paved driveway, generous parking, and striking twin bay windows beneath a pitched-roof porch, before unfolding into a grand hallway with underfloor heating, bespoke storage, and a discreet panel-controlled alarm system. The ground floor offers versatile living with a touch-tech home gym, a flexible reception room, a dedicated playroom or sixth bedroom, and a 37-foot open-plan kitchen, dining, and living space that features bespoke cabinetry, solid-wood surfaces, integrated appliances, and bifold doors connecting seamlessly to the landscaped garden. Upstairs, opulent principal and master suites, additional double bedrooms, and luxurious family bathrooms, while the rear garden, complete with a sunken trampoline, climbing frame, summerhouse, and fully powered office, creates a perfect blend of leisure, work, and family life. Impeccably finished inside and out, this home is a statement of modern elegance and comfort, offering a truly exceptional lifestyle for family living.



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- Impressive six-bedroom detached chalet positioned in the sought-after area of Oulton Broad
- Newly laid resin-paved driveway with generous multi-vehicle parking leading to a striking exterior with twin bay windows and a welcoming pitched-roof porch
- Grand entrance hallway featuring underfloor heating, bespoke floor-to-ceiling cabinetry for coats and shoes, and an integrated alarm system for comfort and security
- Touch-technology home gym with custom media wall and rich wooden flooring, complemented by a flexible reception room and a playroom/home office
- 37-foot open-plan kitchen, dining, and living space designed for entertaining, showcasing a central island with pendant lighting, bespoke cabinetry, solid-wood worktops, and premium appliances
- Expansive bifold doors opening to a landscaped rear garden, creating seamless indoor-outdoor living with a patio terrace perfect for alfresco dining and summer gatherings
- Principal suite flaunting a Juliet balcony with garden views, a bespoke fitted dressing room, and a stunning en-suite shower room, alongside a master bedroom with an additional private en-suite
- Luxury family bathroom featuring a freestanding soaking tub, rainfall and waterfall shower heads, and quality tiling for a true spa-like experience
- Private garden with a sweeping lawn, sunken trampoline, climbing frame, and a summerhouse
- Fully powered detached garden office with heating and internet connectivity, providing a quiet and inspiring work-from-home environment or creative studio space

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## Location

Chestnut Avenue, Oulton Broad, Lowestoft sits in a quiet residential pocket just west of Lowestoft's main town centre, close to the scenic waterways of the Broads National Park. Oulton Broad itself, one of the Broads' largest expanses of water, is roughly a 10-15 minute walk or a few minutes' drive, giving easy access to boating, riverside paths and nature reserves such as Carlton Marshes.

Everyday shopping is straightforward: there are convenience stores and small independents within walking distance, with larger supermarkets and retail parks a short drive toward Lowestoft or along the A146 toward Norwich. Families benefit from several nearby schools, including Oulton Broad Primary, The Limes Academy, Benjamin Britten High School, Pakefield High School and other well-regarded primary and secondary options within a mile.

Healthcare is well covered, with GP surgeries and dental practices in Oulton Broad itself and Lowestoft's main hospital and urgent-care facilities around 10 minutes by car.

Transport links are a strong point: Oulton Broad North and South railway stations both offer direct services to Norwich and Ipswich, while local bus routes connect the neighbourhood to Lowestoft town centre, the seafront and surrounding Suffolk villages. The A146 and A47 provide straightforward road access to Norwich and Great Yarmouth.





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This immaculately presented six-bedroom chalet defines the pinnacle of modern family living, where every detail has been thoughtfully curated to create a home of exceptional quality, comfort, and sophistication.

A newly laid resin driveway, with generous parking, introduces a striking façade accented by twin bay windows and a pitched-roof porch. Step inside to a welcoming entrance where bespoke built-in storage keeps outdoor wear neatly stowed, and underfloor heating warms the grand formal hallway, a subtle hint of the superior finishes throughout. A discreet, panel-controlled alarm system ensures peace of mind.

The ground floor blends versatility with impact. A luxurious home gym sets the tone with touch-recognition technology, a bespoke media wall and rich wooden flooring. A separate reception room adapts effortlessly as a formal dining space or private office, while a dedicated playroom doubles as a sixth bedroom, accommodating the evolving needs of a busy household.



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At the heart of the home lies a breath-taking 37-ft open-plan kitchen, dining, and living space (stms). Designed for relaxed family gatherings and elegant entertaining, it features a striking central island with pendant lighting, bespoke cabinetry, and solid-wood work surfaces. Integrated appliances, including a double oven, dishwasher, full-height fridge and freezer, and an sleek induction hob, complemented by spotlights and carefully considered finishes provide an ambient glow. Bifold doors dissolve the boundary between indoors and out, connecting seamlessly to the landscaped garden. A bespoke media wall, exposed brick accents, and high-quality flooring complete this showpiece, complemented by a separate utility room and a cloakroom.

Upstairs, a solid oak staircase leads to the first floor. The 20ft principal suite flaunts a Juliet balcony that overlooks the garden, a bespoke dressing room, and a stunning en-suite shower room. A master bedroom also benefits from a private en-suite and access to the loft storage, whilst two additional doubles share a luxury family bathroom showcasing a freestanding bath and waterfall shower, ensuring comfort for every member of the family.



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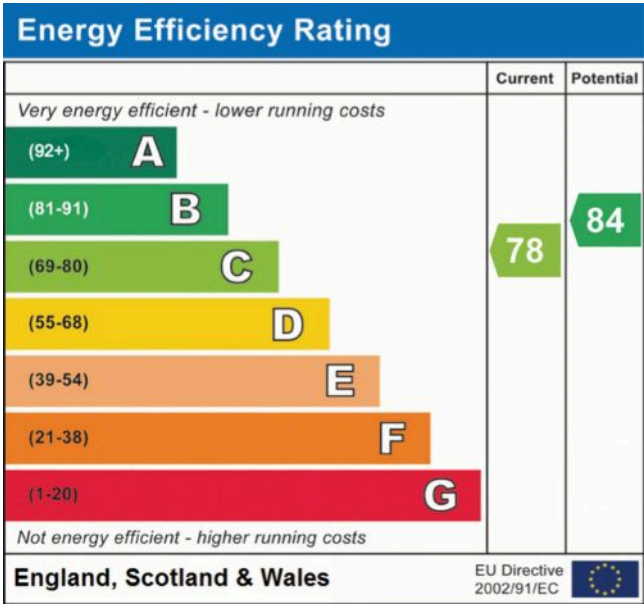
Outside, the rear garden is a private haven designed for both leisure and play. An expansive patio terrace invites alfresco dining and summer barbecues, while steps rise to a sweeping lawn framed by established borders. Families will love the sunken trampoline, climbing frame, and the summerhouse. For those working from home, a fully powered garden office provides an inspiring workspace, complemented by three additional powered store rooms with potential for annexe use.

Immaculately finished inside and out, this turn-key residence fuses elegance, technology, and functionality into one exceptional offering. More than a home, it is a statement of modern family life, where everyday living meets extraordinary style.

**Agents note**

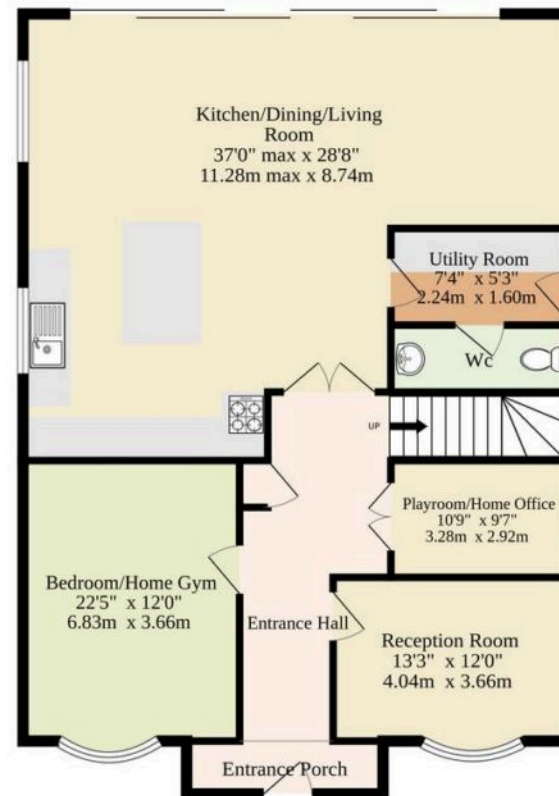
Freehold

Energy efficient solar panels with batteries

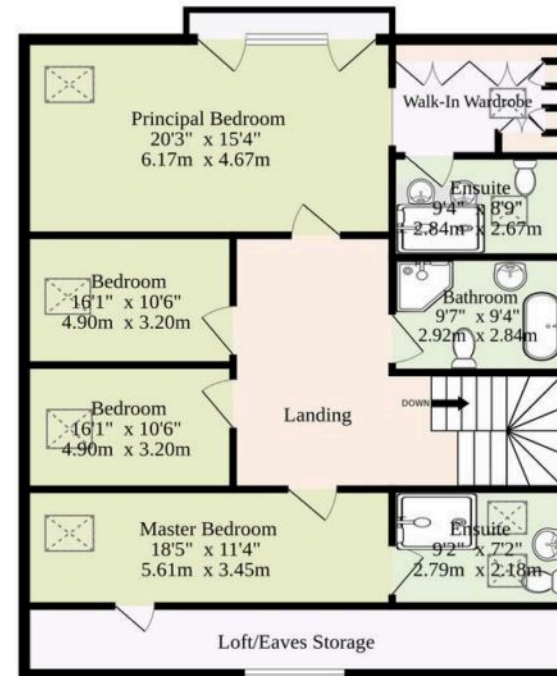




Ground Floor  
2016 sq.ft. (187.3 sq.m.) approx.



1st Floor  
1314 sq.ft. (122.1 sq.m.) approx.



Sqft Includes The Office Outbuilding

TOTAL FLOOR AREA : 3330 sq.ft. (309.4 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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Meet *Hannah*  
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Minors & Brady  
*Your home, our market*



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