



10 Hobbs Close, Oulton

Lowestoft



Minors & Brady

10 Hobbs Close

Oulton, Lowestoft

Set within a sought-after new development in Oulton, Lowestoft, this modern detached home offers a perfect balance of space, style, and practicality. With a remaining 10-year new build warranty, it's a home designed for easy, modern living, featuring an open-plan kitchen/dining area with French doors to the garden, a light-filled sitting room, and Karndean flooring throughout the ground floor. Four well-proportioned bedrooms, including a main with en-suite, provide comfortable accommodation, while a utility room, garage, and brick-weave driveway add everyday convenience. Finished to a high standard and ready to move into, this is a home that adapts effortlessly to family life.



M&B



M&B

10 Hobbs Close

Oulton, Lowestoft

- Detached residence on a new build development in Oulton, Lowestoft
- Remaining 10 year new build warranty
- Beautifully presented family home, showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Karndean flooring throughout the ground floor
- Light-filled sitting room inviting relaxation and entertaining, opening into the kitchen/dining room
- Open-plan kitchen/dining room accentuated by French doors, equipped with quality cabinetry and an integrated oven
- Functional utility room for laundry appliances and a convenient WC
- Four bedrooms providing comfort and privacy, complemented by a private en-suite and a family bathroom
- A private and well-maintained garden, ready for you to personalise
- A brick-weave driveway providing off-road parking and an integral garage for storage options



M&B

10 Hobbs Close

Oulton, Lowestoft

Location

Hobbs Close is a quiet, residential cul-de-sac situated in Oulton, a sought-after suburb of Lowestoft. The street enjoys a peaceful setting while being just a short walk from Oulton Broad, offering scenic waterside walks, boating opportunities, and a range of cafés and restaurants. Everyday essentials are easily accessible, with nearby supermarkets including Aldi and Tesco, alongside a selection of local shops along Bridge Road.

Families benefit from excellent schools close by: The Limes Academy and Oulton Broad Primary School cater to younger children, while Benjamin Britten High School serves older students, all within a short drive. Transport links are convenient, with Oulton Broad North and South railway stations nearby, offering connections to Lowestoft, Norwich and Ipswich, and local bus routes providing easy access across the town and surrounding areas.



M&B

10 Hobbs Close

Oulton, Lowestoft

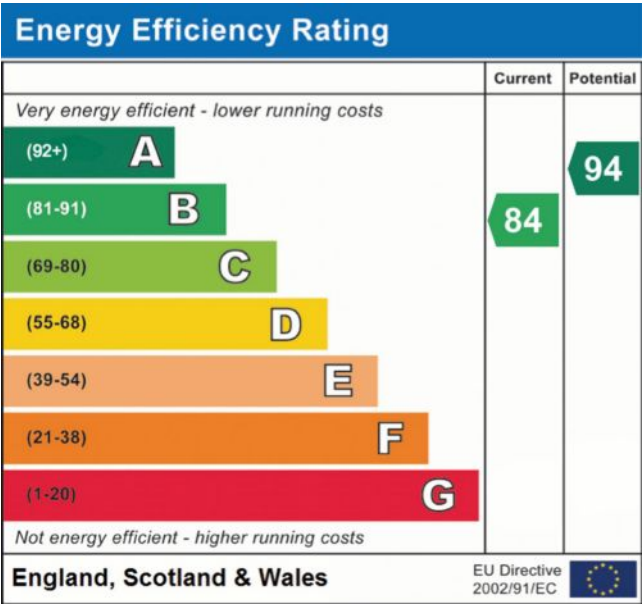
Situated on a modern new-build development in Oulton, Lowestoft, this detached home offers a practical and well-designed layout, ideal for contemporary family living. With the reassurance of a remaining 10-year new build warranty, the property is finished to a high standard and ready to move straight into.

The entrance hall leads into a bright and spacious ground floor, finished with Karndean flooring throughout. The sitting room enjoys plenty of natural light and opens directly into the kitchen/dining room, creating a sociable space that works well for everyday life and gatherings. The kitchen features modern units, an integrated oven, and French doors leading out to the garden. A utility room provides space for laundry appliances, with a separate WC completing the ground floor.

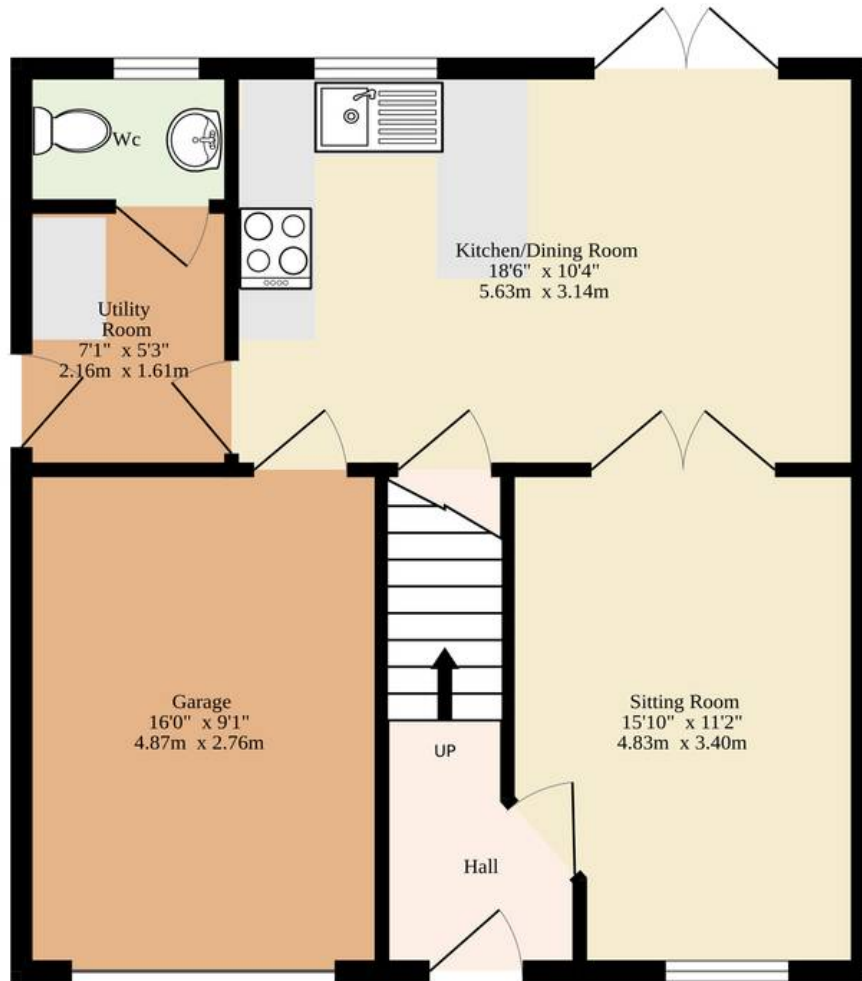
Upstairs, there are four comfortable bedrooms, offering flexibility for family members, guests, or home working. The main bedroom includes an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the enclosed rear garden is neatly presented and ready to be personalised. To the front, a brick-weave driveway provides off-road parking, along with an integral garage for additional storage.

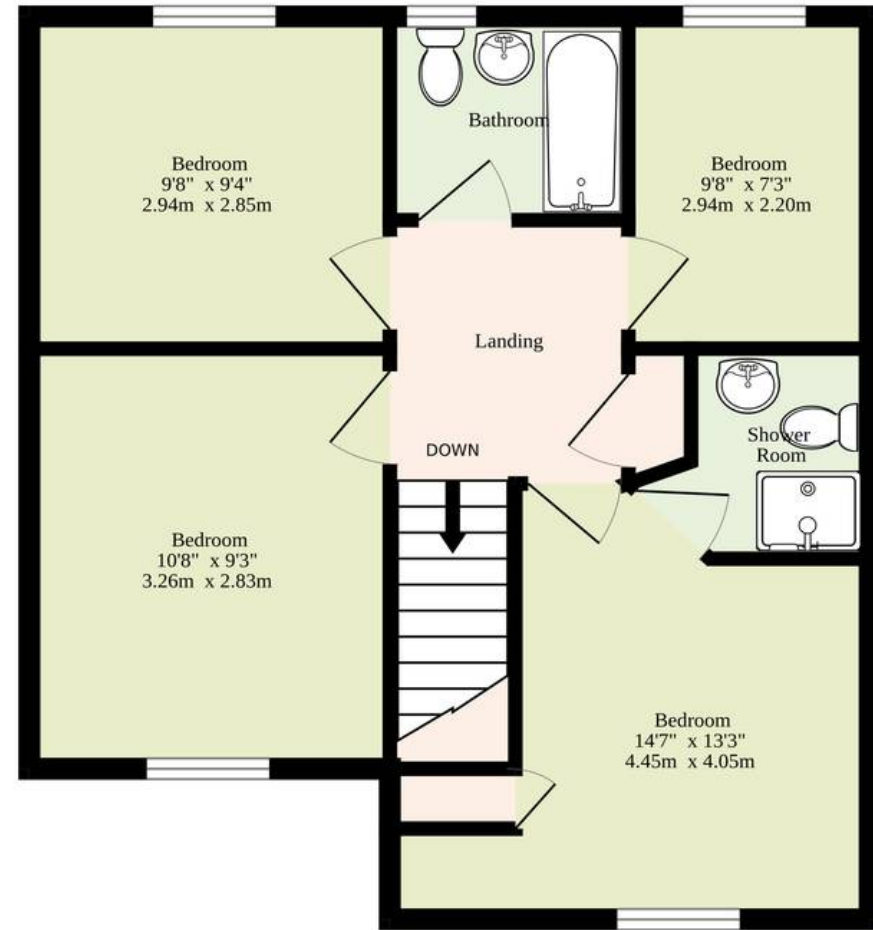
Overall, this is a well-maintained and thoughtfully laid-out home, combining modern finishes with adaptable living spaces in a convenient and popular location.



Ground Floor



1st Floor



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1222sq.ft. (113.5 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.

Made with Metropix ©2025

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



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk