



15 Plumtrees, Oulton Broad

Lowestoft



Minors & Brady



## 15 Plumtrees

Oulton Broad, Lowestoft

Experience the perfect balance of space, style, and everyday ease in this charming detached home in Oulton Broad. The light-filled open-plan living and dining area creates a welcoming environment for family life and entertaining, while the kitchen, complete with stylish cabinetry, freestanding oven, breakfast bar, and space for your own appliances, overlooks the private rear garden. Step outside to a patio, lawn, established flower beds, and summerhouse, providing versatile space for dining, play, or relaxation. Upstairs, three comfortable bedrooms offer comfort and privacy, alongside a balcony, and the driveway with garage adds practical storage and off-road parking. This home combines adaptable living spaces with thoughtful design, offering a comfortable and flexible lifestyle in a sought-after location.



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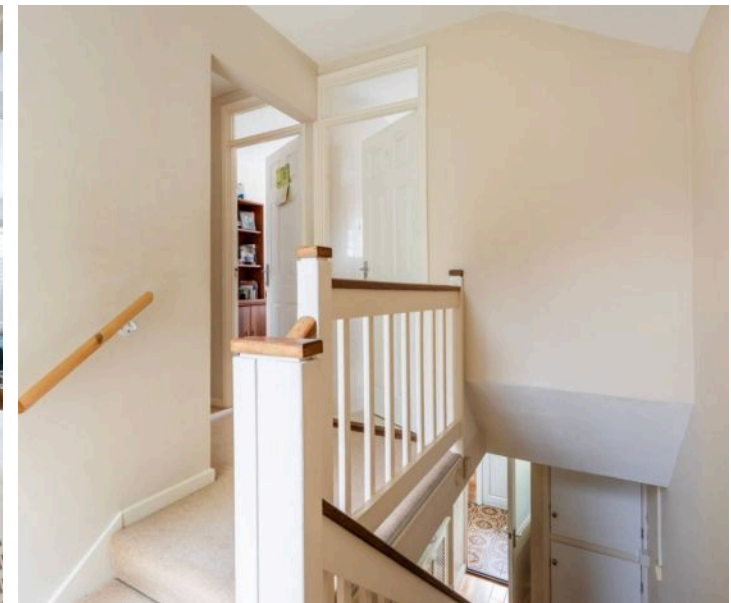
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# 15 Plumtrees

Oulton Broad, Lowestoft

- Detached residence proudly positioned down a quiet cul-de-sac, in the area of Oulton Broad within the coastal town of Lowestoft
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Open-plan sitting/dining room that is filled with natural light from the large front window, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a freestanding oven, a breakfast bar unit and areas for your own appliances
- Three bedrooms offering comfort and privacy, alongside a family bathroom comprising of a modern three-piece suite
- Balcony accessed via the landing, with views of the front of the residence
- A private, maintained garden featuring a patio for seating arrangements, a laid to lawn, established beds and a summerhouse
- A driveway providing off-road parking for multiple vehicles and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



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## Location

Plumtrees is a charming residential area located in Oulton Broad, a popular suburb of Lowestoft, Suffolk. Positioned close to the scenic Broad waterways, the area benefits from a peaceful, semi-rural atmosphere while remaining well-connected to local amenities. Residents have access to a range of shops nearby, including convenience stores, small supermarkets, cafes, and boutique retailers along the main roads of Oulton Broad. Families in Plumtrees are well served by local schools such as Limes Primary Academy and Oulton Broad Academy, providing education for children from primary through secondary levels.

Healthcare needs are covered by nearby GP practices and dental surgeries, as well as pharmacies within walking distance. Transport links are strong: Oulton Broad North and South railway stations provide frequent services to Lowestoft, Norwich, Ipswich, and beyond, while local bus routes connect the suburb to central Lowestoft and surrounding villages. The area is also easily accessible by road, with the A12 linking residents to the wider East Suffolk region. For leisure, Oulton Broad offers riverside walks, boating and water sports, as well as parks and green spaces, making Plumtrees a highly desirable location for those seeking both convenience and a relaxed coastal lifestyle.





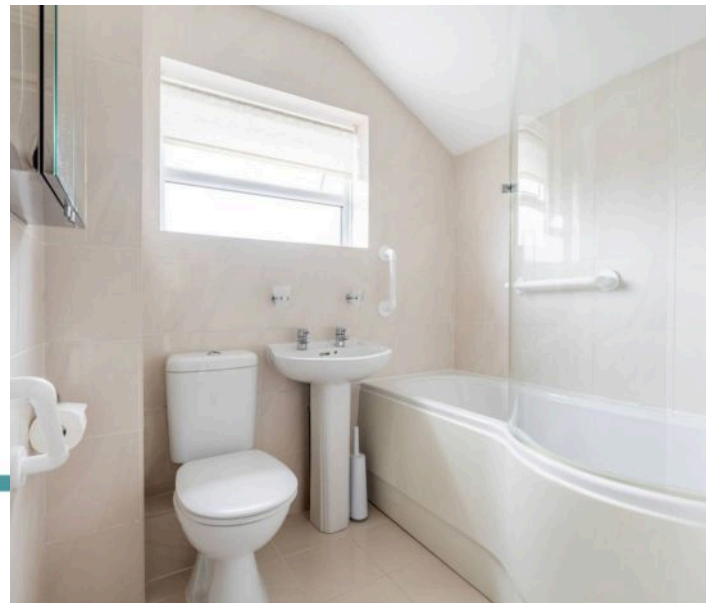
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Positioned at the end of a cul-de-sac in the desirable Oulton Broad area of Lowestoft, this detached residence offers an ideal blend of comfort, style, and family living. The home greets you with a bright and airy porch entrance, leading into a welcoming hallway, thoughtfully complemented by convenient storage and a guest WC.

The heart of the home is the open-plan sitting and dining area, awash with natural light from the expansive front window. This inviting space effortlessly accommodates both relaxed family living and entertaining, providing a warm and airy environment to enjoy throughout the year. The kitchen is perfectly equipped with stylish cabinetry, a freestanding oven, and a breakfast bar, alongside designated areas for your own appliances, all while enjoying delightful views over the rear garden.

Upstairs, the landing opens onto a balcony overlooking the front of the property, offering a peaceful spot to unwind. Three well-proportioned bedrooms provide comfort and privacy for family members or guests, complemented by a family bathroom featuring a modern three-piece suite.





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The exterior continues to impress with a private, well-maintained garden. Here, a patio area invites outdoor dining and entertaining, while the lawn, established flower beds, and summerhouse create a beautiful spot for relaxation or hosting. A paved driveway ensures off-road parking for multiple vehicles, and a garage provides additional storage options, enhancing the practical aspects of daily living.

This beautifully presented family home combines flexible living spaces with a quiet, convenient location in Oulton Broad. With sun-filled interiors, a private garden, off-road parking, and adaptable accommodation, it is perfectly suited for modern family life while offering the potential to tailor the space to your own style.

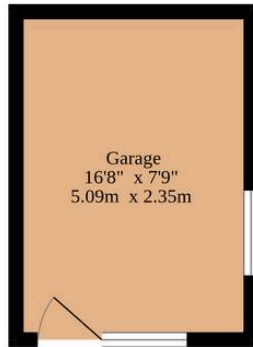
### Agents note

Freehold

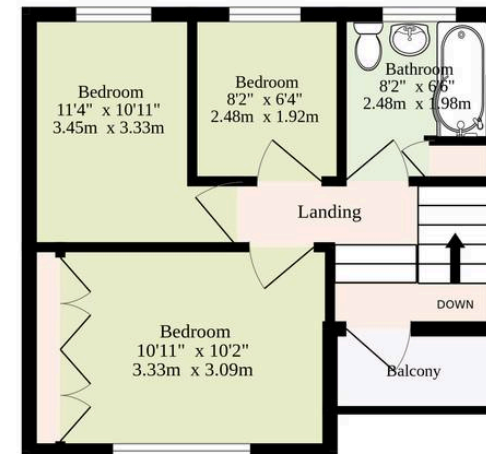
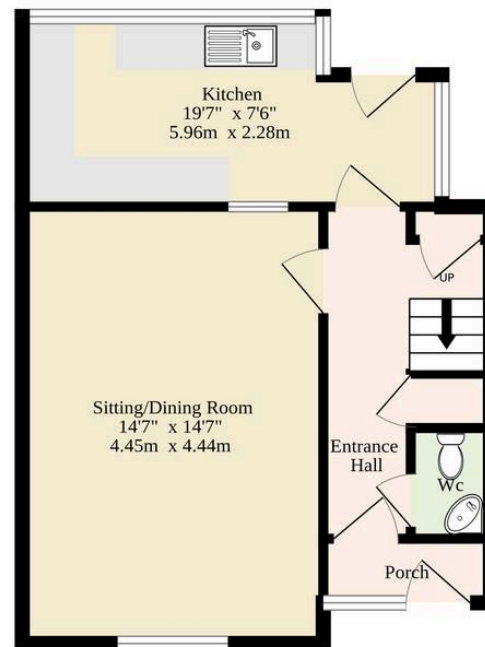


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Ground Floor  
642 sq.ft. (59.6 sq.m.) approx.



1st Floor  
393 sq.ft. (36.5 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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