



16 Lime Avenue, Oulton

Lowestoft



Minors & Brady

16 Lime Avenue

Oulton, Lowestoft

Step into a home where space, style, and everyday comfort come together in the heart of Oulton village. This detached family residence offers bright, flexible living with a welcoming entrance hall, a light-filled sitting room opening onto a private garden, and a well-equipped kitchen/dining area at the heart of the home. Upstairs, three bedrooms, including a principal suite with en-suite, provide comfort and privacy, while a family bathroom serves the remaining rooms. Outside, a fully enclosed rear garden, paved driveway, and detached garage combine practicality with charm, making this property a perfect setting for family life in a sought-after village location.



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- Detached residence proudly positioned on a sought-after development in Oulton village, Lowestoft
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your families preferences and style
- Spacious, light-filled sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with modern cabinetry, an integrated oven, a built-in dishwasher and space for a fridge/freezer, suitable for everyday family living
- Functional utility room for laundry appliances and a convenient ground-floor WC
- Three bedrooms offering comfort and privacy, along with a private en-suite and a family bathroom
- A large, maintained garden featuring a patio for seating arrangements and a laid to lawn, fully enclosed for privacy
- A paved driveway providing off-road parking, leading to a detached garage for storage options
- Moments away from local schools, shops and transport links found in Oulton Broad



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Location

Lime Avenue is situated in the heart of Oulton Village on the Limes Estate, a quiet residential area in Lowestoft. The street benefits from proximity to Oulton Broad, just a short walk away, where residents can enjoy scenic waterside walks, boating, and open green spaces. For everyday needs, the area is well served by local shops and amenities. Bridge Road in Oulton Broad offers a mix of convenience stores, cafés, and small independent retailers, while larger shopping areas in Lowestoft are easily accessible.

The location is ideal for families, with The Limes Academy located directly on the estate, providing easy access for primary-age children. A short distance away, Oulton Broad Primary School offers another nearby option, both ensuring a strong local school network.

Transport links are practical, with regular bus services connecting Oulton Village to central Lowestoft and surrounding towns. Oulton Broad North and South railway stations are within a short drive or walk, providing connections along the East Suffolk Line and further afield.



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The welcoming entrance hall is light-filled and airy, setting a warm and inviting tone for the home. The sitting room is a standout space, flooded with natural light and designed for both relaxation and entertaining. French doors open onto the rear garden, seamlessly connecting indoor and outdoor living for summer evenings or weekend gatherings.

At the heart of the home, the kitchen/dining room is a hub for family life. Featuring modern cabinetry, an integrated oven, a built-in dishwasher, and space for a fridge/freezer, it provides a practical yet stylish space for meal preparation and casual dining. Adjacent, the utility room offers space for laundry appliances and extra storage, while a convenient ground-floor WC adds to the functionality of the living areas.

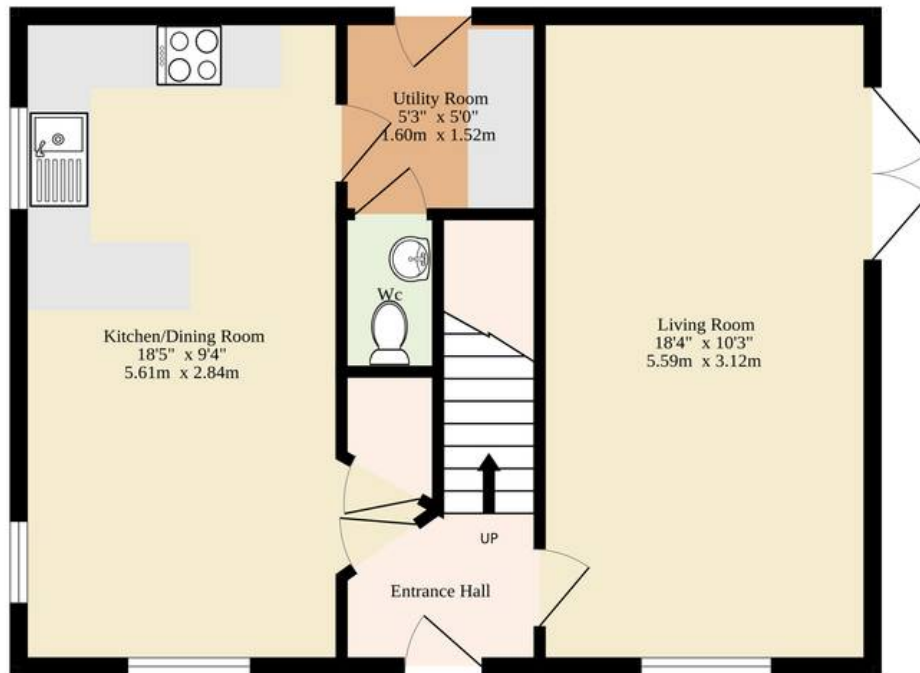
Upstairs, three well-proportioned bedrooms provide comfort and privacy. The principal suite benefits from a private en-suite, while the remaining bedrooms are served by a family bathroom, making it ideal for growing families or visiting guests.

The exterior of the home is equally impressive. A large, fully enclosed rear garden offers a secure and private outdoor space, with a patio area for alfresco dining or seating, and a laid-to-lawn section ideal for children and pets. The front gardens are beautifully maintained, enhancing the property's curb appeal. A paved driveway provides ample off-road parking and leads to a detached garage, offering practical storage solutions or a workspace.

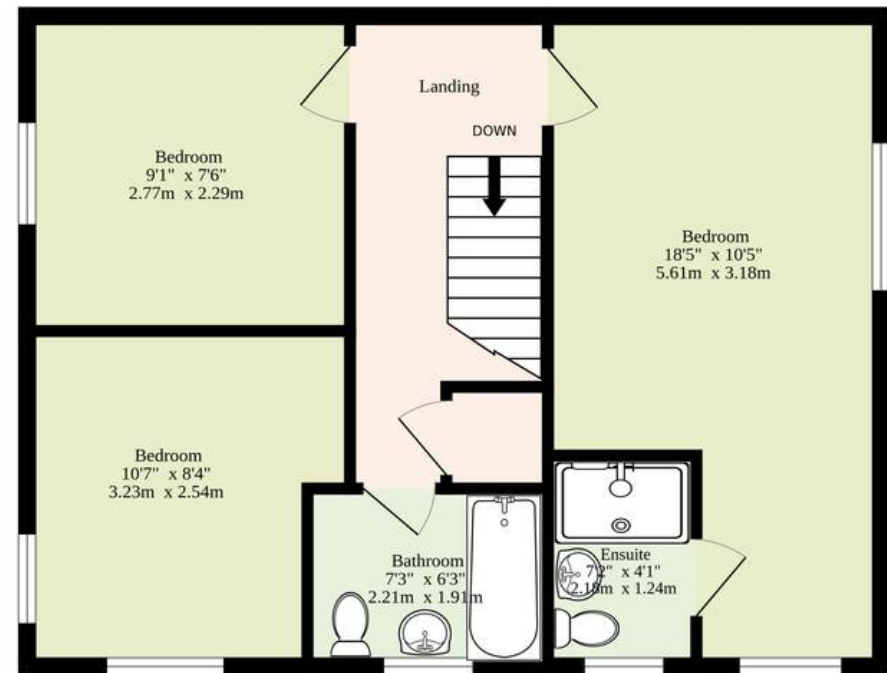
This home offers more than just accommodation, it provides a lifestyle. Its combination of generous living spaces, adaptable layout, and outdoor amenities make it a perfect setting for family life, socialising, or quiet moments alike, all within the charming setting of Oulton village.



Ground Floor
461 sq.ft. (42.8 sq.m.) approx.



1st Floor
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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