



2 Allington Smith Close, Oulton Broad

Lowestoft

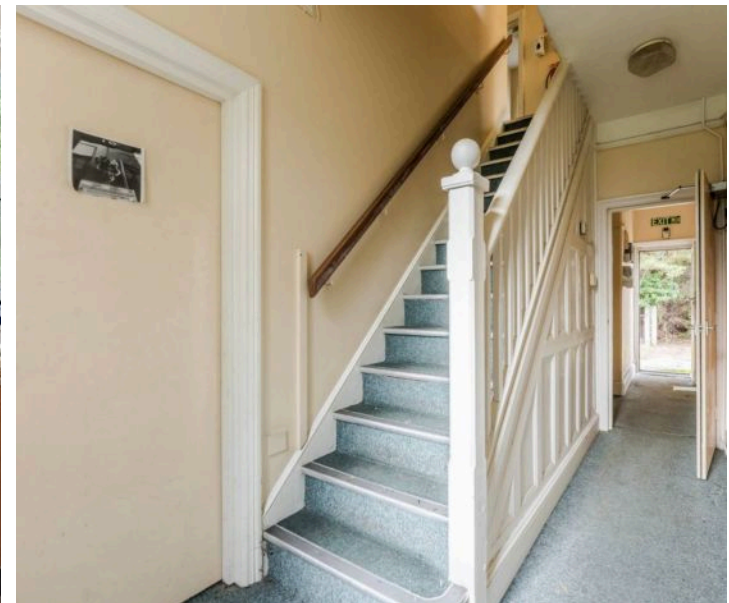


Minors & Brady

2 Allington Smith Close

Oulton Broad, Lowestoft

Set within a well-regarded part of Oulton Broad, this substantial former NHS building offers an exciting opportunity for renovation and transformation into a spacious family home. Occupying a generous plot in a quiet residential close, the property provides excellent potential for those seeking a project with strong long-term appeal. Its size, layout, and location make it an ideal canvas for modernisation, allowing a buyer to create a truly individual home in one of Lowestoft's most sought-after areas.



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2 Allington Smith Close

Oulton Broad, Lowestoft

- Former NHS property offering excellent potential for renovation and conversion into a family home
- A rare opportunity to modernise and create a substantial family home in a desirable setting
- Generous plot with scope to enhance both the interior and exterior spaces
- Two spacious ground-floor reception rooms that could be adapted into a lounge and dining room
- Four well-proportioned bedrooms arranged across the first floor
- First-floor bathroom and separate WC, plus additional ground-floor cloakroom
- Ample internal storage, including built-in cupboards and a separate storage room upstairs
- Situated in a sought-after Oulton Broad location close to schools, shops, and transport links

Council Tax band: TBD

Tenure: Freehold



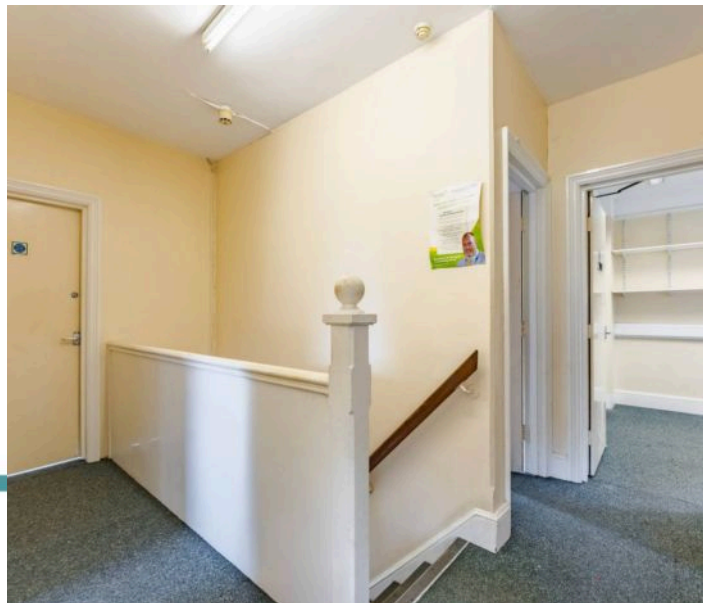
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Location

Allington Smith Close enjoys a peaceful setting within the sought-after area of Oulton Broad, a location known for its scenic waterways and welcoming community atmosphere. The property lies close to local amenities including shops, cafés, and schools, with easy access to Nicholas Everitt Park and the picturesque Broad, ideal for walking, boating, and leisure activities. Excellent transport links connect the area to Lowestoft town centre and the A47, providing convenient routes toward Norwich and Great Yarmouth, while Oulton Broad North and South railway stations make commuting straightforward. The surrounding area also offers a great choice of pubs and restaurants along the waterfront, creating a vibrant social hub. With its balance of convenience, leisure, and natural beauty, Oulton Broad remains one of the most desirable places to live in the region.



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The ground floor features two large reception rooms, currently used as offices, both offering generous proportions and flexibility for use as a lounge, dining room, or family living spaces. The layout includes a central hallway with fitted storage and a ground-floor WC, as well as a separate kitchen positioned to the front of the property, fitted with units and work surfaces and offering scope for redesign.

Upstairs, the first floor includes four well-sized bedrooms, each providing ample natural light and potential for comfortable family accommodation. A family bathroom with a bath and wash basin is complemented by a separate WC for added convenience. There is also a large storage room accessed from the landing, providing practical space that could be reconfigured to suit modern needs.

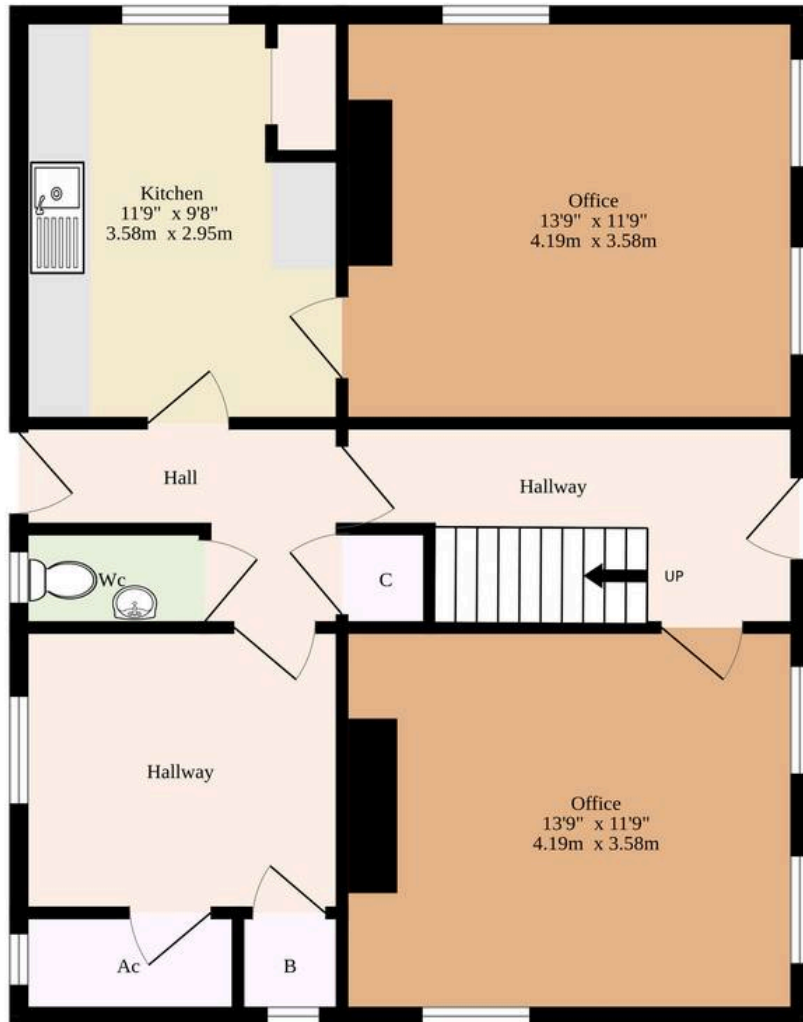
Externally, the property sits on a good-sized plot with surrounding garden areas offering plenty of potential for landscaping or extension, subject to planning permissions. With driveway space available and its location close to schools, shops, and public transport, the property combines convenience with opportunity.

Offering scope to add value and personalise throughout, this unique property presents a rare chance to create a distinctive and spacious family home in a highly desirable Oulton Broad setting

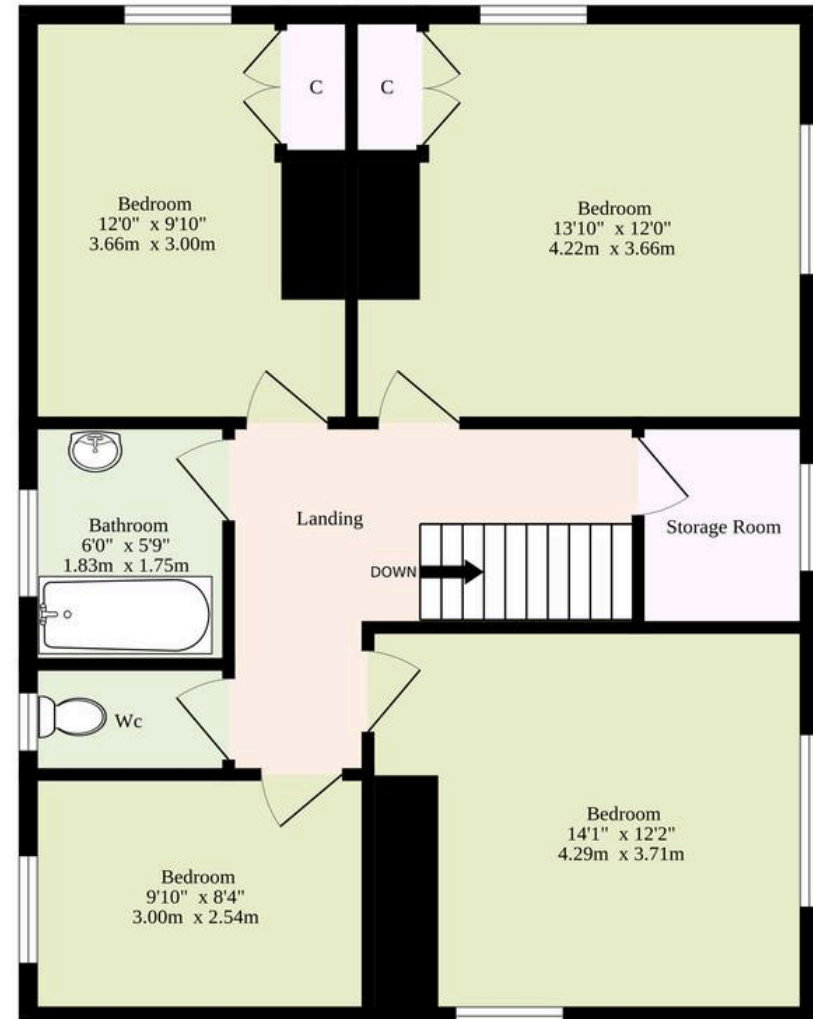


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Ground Floor
683 sq.ft. (63.5 sq.m.) approx.



1st Floor
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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