



42 Grampian Way, Oulton

Lowestoft



Minors & Brady

42 Grampian Way

Oulton, Lowestoft

A turn-key family home designed for modern life and effortless comfort. Arriving at the property, the paved driveway and garage set a practical yet inviting tone, complemented by a neatly maintained front garden. Inside, the entrance hall leads into a light-filled living space and a quality kitchen. Bedrooms offer versatility for family life, while the contemporary bathroom provides a peaceful pause. Outside, the garden offers a decked terrace and garden kitchen with an integrated BBQ and a pizza oven, inviting summer gatherings. Presented to a high standard throughout, with a boiler serviced in November 2025, this home is ready for living from day one.





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- Semi-detached residence proudly positioned in the area of Oulton, Lowestoft
- Turn-key condition, ready for you and your family to move straight into!
- Open-plan sitting and dining area with double-aspect windows allowing natural light to fill the space and create an inviting atmosphere
- Kitchen equipped with quality cabinetry, freestanding oven, and under-counter space for appliances, alongside provision for a fridge and freezer
- Three versatile first-floor bedrooms offering flexibility as a home office, dressing room, or nursery, alongside a contemporary family bathroom with a three-piece suite
- Landscaped rear garden featuring a wraparound decked terrace, a garden kitchen with an integrated BBQ and pizza oven, and a pergola for storage
- Generous lawn bordered by planted beds and shrubbery, complemented by a children's summer house and timber storage shed
- Practical and reliable modern conveniences, including a driveway, garage, EV charging point, and a boiler serviced in November 2025



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Location

Grampian Way is located in the sought-after suburb of Oulton, within the wider Oulton Broad area of Lowestoft, offering a quiet, residential environment while remaining close to everyday amenities. Local shopping options include small convenience stores, cafés, and independent retailers, providing for daily needs without the need to travel far. For families, the area benefits from excellent schools nearby, such as The Limes Academy, catering to primary-aged children, and Oulton Broad Primary School, both within easy reach from the street.

Transport links are well established: buses connect the area to Lowestoft town centre and surrounding villages, while Oulton Broad North and Oulton Broad South railway stations offer convenient rail access along the East Suffolk Line. The street's location also provides direct access to the scenic waters of Oulton Broad, with its boating, walking, and cycling opportunities, and the broader Norfolk and Suffolk Broads network, making it easy to enjoy outdoor leisure activities. This combination of local amenities, schools, transport connections, and proximity to the Broads makes Grampian Way a practical and appealing location for families and professionals seeking a balanced, active lifestyle.



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As you approach this charming residence, a paved driveway welcomes you, providing convenient off-road parking and leading to a single garage equipped with an EV charger, perfect for modern living. The front garden is beautifully maintained, with a neatly laid lawn, carefully planted beds, and a pathway guiding you to the entrance door.

Step inside to a bright and airy entrance hall, enhanced by elegant panelling that sets the tone for the home's stylish interior. A convenient WC and a practical storage cupboard add thoughtful functionality to this welcoming space.

The open-plan sitting and dining area offers an effortless flow for both relaxation and entertaining. Double-aspect windows flood the room with natural light, creating a warm and inviting atmosphere. Adjoining this space, the kitchen features quality cabinetry, a freestanding oven, and ample under-counter space for your own appliances, along with room for a fridge/freezer.



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Upstairs, three well-proportioned bedrooms provide comfort and privacy, each offering versatility to serve as a home office, dressing room, or nursery, depending on your lifestyle needs. The family bathroom is fitted with a modern three-piece suite, combining style and practicality.

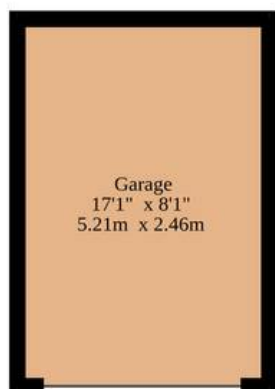
The rear garden is equally impressive, designed for outdoor enjoyment. A large decked terrace wraps around the home, providing a perfect setting for alfresco dining or summer entertaining. Off to the side, a pergola offers storage for garden equipment during the colder months. The outside kitchen, complete with an integrated BBQ and pizza oven included in the sale, makes hosting gatherings effortless. Steps lead down to a generous lawn, bordered by planted beds and shrubbery, creating a private and inviting outdoor space. At the garden's end, you will find a children's summer house and a timber storage shed add.

Agents note

Freehold



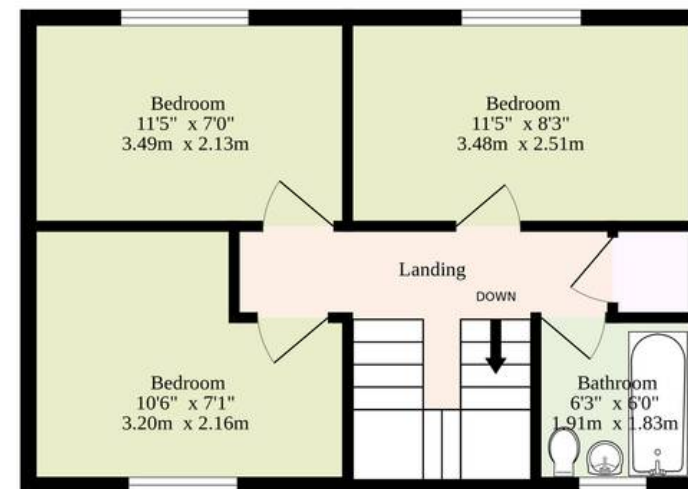
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor
553 sq.ft. (51.4 sq.m.) approx.



1st Floor
327 sq.ft. (30.4 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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