



18 Hunton Road, Oulton

Lowestoft

Minors & Brady

18 Hunton Road

Oulton, Lowestoft

From the moment you enter, this home showcases modern style, with effortless living. Mornings can start in the bright, welcoming kitchen before spilling into the dining area and garden through French doors, perfect for evening dinners or casual entertaining. Evenings are equally inviting in the living room, where elegant panelling and contemporary finishes create a space for relaxation. Upstairs, two double bedrooms and a modern bathroom offer privacy and comfort, while the versatile outdoor cabin, with electricity and water, provides a quiet space for a home office, a cosy garden room, or creative pursuits. Outside, the raised patio and low-maintenance artificial lawn make outdoor living simple, and the brick-weave driveway offers practical off-road parking. A turn-key home designed to complement the rhythms of everyday life, offering style, space, and flexibility in equal measure.

Location

Hunton Road is situated within a highly sought-after development in Oulton, Lowestoft, offering a perfect balance of convenience and village-style living. Residents benefit from a range of local amenities, including One Stop, Lidl, and Tesco, all just a short distance away, making everyday errands effortless. Families are well catered for, with The Limes Academy, Oulton Broad Primary School, and Benjamin Britten High School all within easy reach. The location is well connected, with Oulton Broad providing excellent transport links, including regular bus services and nearby train stations, ensuring easy access across Lowestoft and beyond. The surrounding area is renowned for its scenic waterways, parks, and leisure facilities, supporting an active and engaging lifestyle while maintaining a peaceful, community-focused atmosphere.

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- Vendor has found an onward purchase!
- Semi-detached residence positioned in the desirable area of Oulton, in Lowestoft
- The perfect option for first-time buyers, small families or investors looking for a turn-key interior
- Brand-new Karndean flooring throughout the ground-floor
- Beautifully-presented living room complemented by stylish panelling, inviting relaxation and entertaining
- Wren kitchen installed only 2 years ago, equipped with quality cabinetry, an integrated oven, an induction hob, a fridge/freezer and laundry appliances
- French doors set in-front of the dining area, creating a effortless flow between the indoor and outdoor spaces
- Two double bedrooms offering the utmost comfort and privacy, with a family bathroom comprising of a modern three-piece suite
- A private, low-maintenance garden featuring a raised patio for seating arrangements and an artificial lawn
- An outdoor cabin suitable for someone requiring a home office, a cosy garden room or storage/workshop use, with electric and water



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Step inside to a welcoming entrance hall, bright and airy, where a convenient ground-floor WC adds practicality to the space. The brand-new Karndean flooring throughout the ground floor provides a sleek, contemporary finish, flowing effortlessly into the living areas. The living room is both stylish and inviting, featuring tasteful panelling that adds character and warmth, making it a perfect spot for relaxing or entertaining guests.

The heart of the home is a Wren kitchen installed just two years ago, fitted with high-quality cabinetry and integrated appliances including an oven, induction hob, fridge/freezer, and laundry facilities. Adjacent, the dining area is bathed in natural light from French doors, which open onto the private garden, creating a seamless indoor-outdoor lifestyle.

Upstairs, two generously proportioned double bedrooms offer comfort and privacy, complemented by a family bathroom with a modern three-piece suite, including a bathtub, a hand wash basin and a WC.

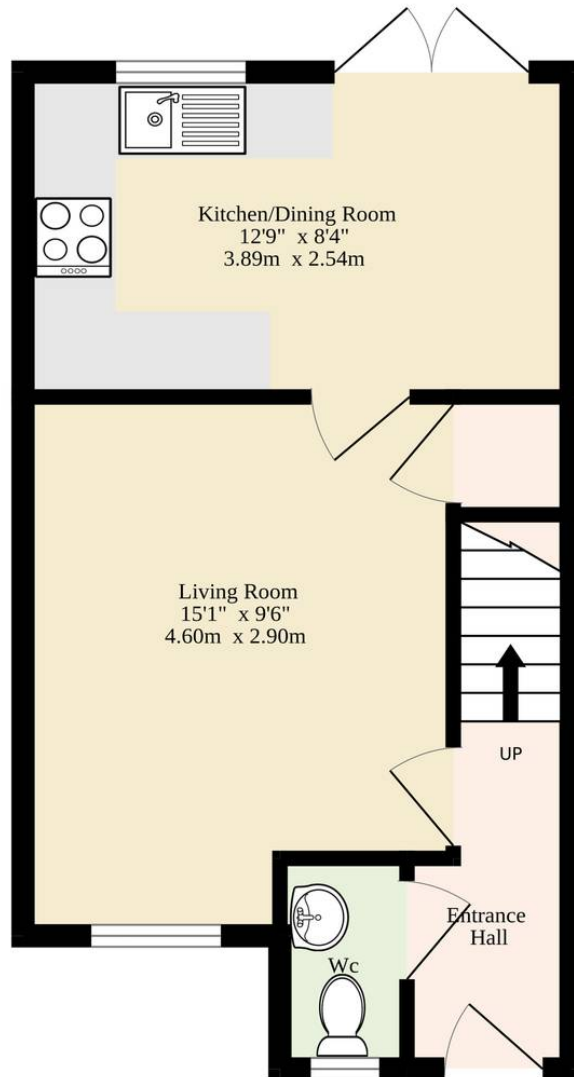
Outside, the property continues to impress with a low-maintenance garden featuring a raised patio for alfresco dining and an artificial lawn that combines style with ease of upkeep. A standout feature is the outdoor cabin, with electricity and water, ideal for a home office, a cosy garden room, or a practical storage/workshop space. A brick-weave driveway provides off-road parking for two vehicles, completing this effortlessly practical and charming home.

A home that balances style, comfort, and convenience, ready for its next chapter.

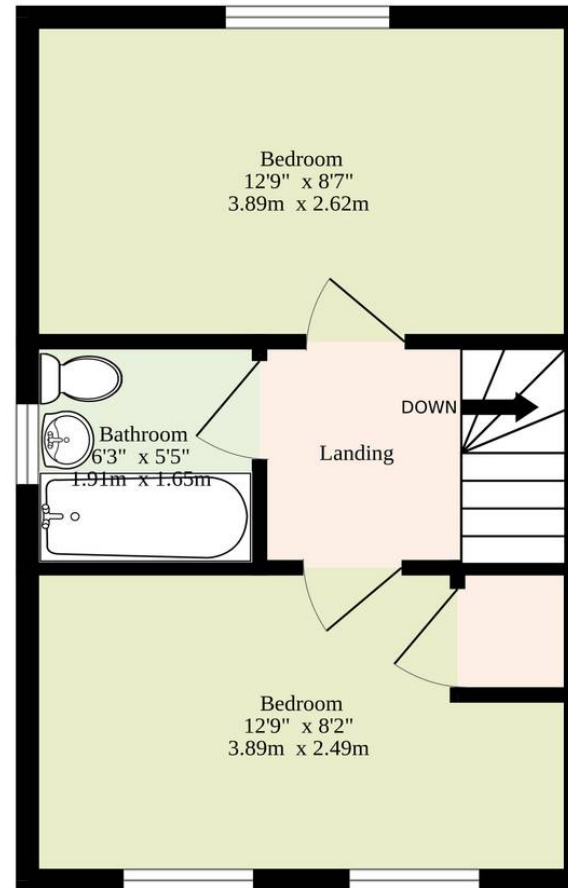
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Ground Floor
295 sq.ft. (27.4 sq.m.) approx.



1st Floor
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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Let's make it a *reality*



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Minors & Brady
Your home, our market



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