



5 Dell Road, Oulton Broad South

Lowestoft



Minors & Brady

5 Dell Road

Oulton Broad South, Lowestoft

Located in the highly sought-after Oulton Broad South, this detached family home offers a lifestyle of comfort, flexibility, and ease. Bright, welcoming spaces flow naturally, from the sitting room with its bay window to the dining area with French doors opening onto a private, well-kept garden, perfect for relaxing or entertaining. The modern kitchen is thoughtfully equipped for daily life, while four versatile bedrooms, including a master with en-suite, adapt effortlessly to changing family needs, whether that's a nursery, dressing room, or home office. Outside, the converted garage provides a dedicated workspace, complemented by a paved driveway with space for multiple vehicles. This is a home designed to be lived in and enjoyed, where every element supports modern family life in a desirable location.

- Detached residence proudly positioned in Oulton Broad South
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Spacious sitting room accentuated by a front-facing bay-window, inviting relaxation and entertaining
- Internal double doors opening into the dining room, with French doors that creates an effortless flow to the garden
- Kitchen equipped with modern cabinetry, an integrated oven, a microwave, an induction hob, a dishwasher and a fridge/freezer
- Four bedrooms with the versatility to be a home office, a dressing room or a nursery
- A private en-suite to the master bedroom and a family bathroom
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and planted beds
- A detached garage that has been converted into a home office and a storage room, suitable for someone that works from home





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- A paved driveway providing off-road parking for multiple vehicles



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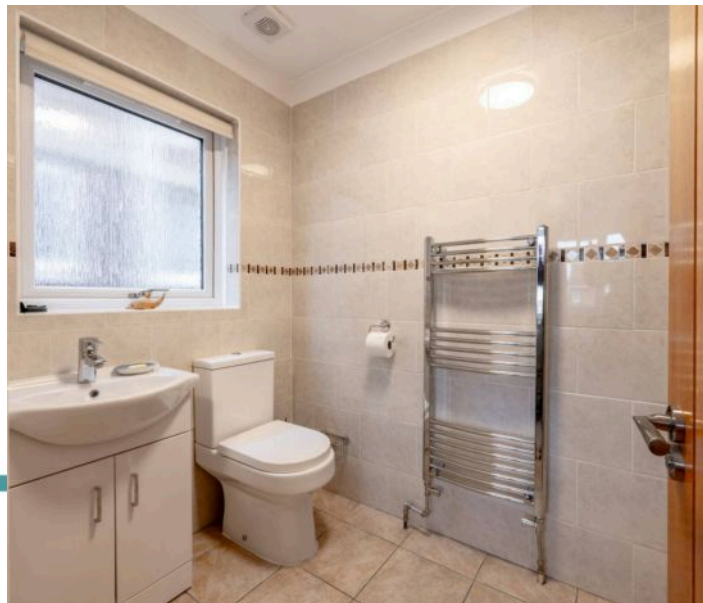
Location

Dell Road is located in the peaceful residential area of Oulton Broad South, just to the south of the Broad itself, giving residents easy access to the waterways and surrounding green spaces. The street is within walking distance of local amenities, including convenience stores, cafés, and small independent shops, while larger supermarkets and retail options are a short drive away in central Lowestoft or along the main coastal roads. Families benefit from several nearby schools: Dell Primary School is the closest, with Westwood Primary and Elm Tree Primary also nearby. For secondary education, East Point Academy and Pakefield High School are readily accessible.

Transport links are strong. Oulton Broad South railway station is a short walk from Dell Road, offering regular services into Lowestoft and beyond, while local bus routes connect the area with the town centre and surrounding suburbs. Road access is convenient, with routes such as the A1117 providing links to the wider Suffolk coast and inland towns.

Residents enjoy a lifestyle that blends convenience with outdoor leisure: the nearby Oulton Broad and Nicholas Everitt Park provide opportunities for walking, cycling, boating, and waterside relaxation. Local cafés, eateries, and community spaces support everyday living, making Dell Road an attractive location for families, commuters, and those seeking a balance of accessibility and a quieter residential setting.

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Proudly positioned within the sought-after setting of Oulton Broad South, this detached family residence offers generous and adaptable accommodation, well suited to modern living and changing needs.

The property is introduced by a welcoming entrance hall, setting a calm and practical tone, with the added convenience of a ground floor WC. The sitting room is a comfortable and inviting space, enhanced by a front-facing bay window that provides excellent natural light and an ideal setting for both everyday living and entertaining. Internal double doors lead through to the dining room, where French doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces.

The kitchen is well equipped with modern cabinetry and a range of integrated appliances, including an oven, microwave, induction hob, dishwasher and fridge/freezer, offering a functional and efficient environment for daily use.



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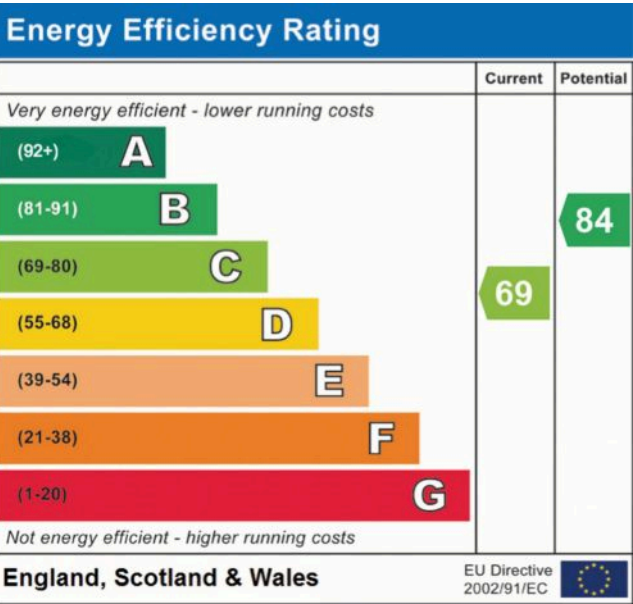
Upstairs, there are four well-proportioned bedrooms, all offering flexibility to suit individual requirements, whether as bedrooms, a home office, dressing room or nursery. The principal bedroom benefits from a private en-suite, while a family bathroom serves the remaining rooms.

Externally, the property enjoys a private and well-maintained garden, designed for both relaxation and practicality, featuring a patio seating area, a laid-to-lawn section and established planted beds. A detached garage has been thoughtfully converted to provide a home office alongside a separate storage room, making it particularly appealing for those working from home. A paved driveway completes the property, offering off-road parking for multiple vehicles.

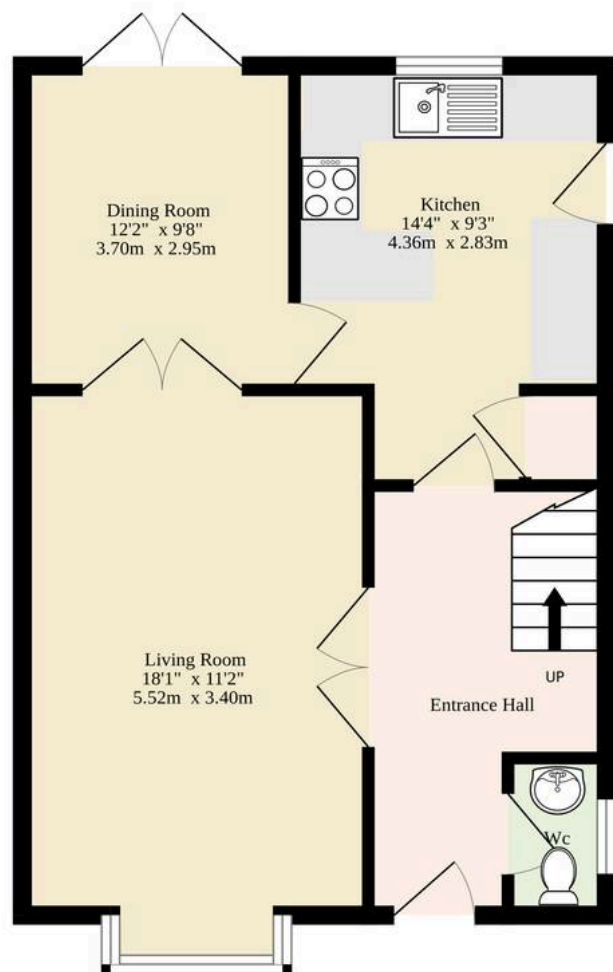
Altogether, this is a versatile and well-balanced home in a desirable location, ideal for families seeking space, flexibility and a comfortable lifestyle.

Agents note

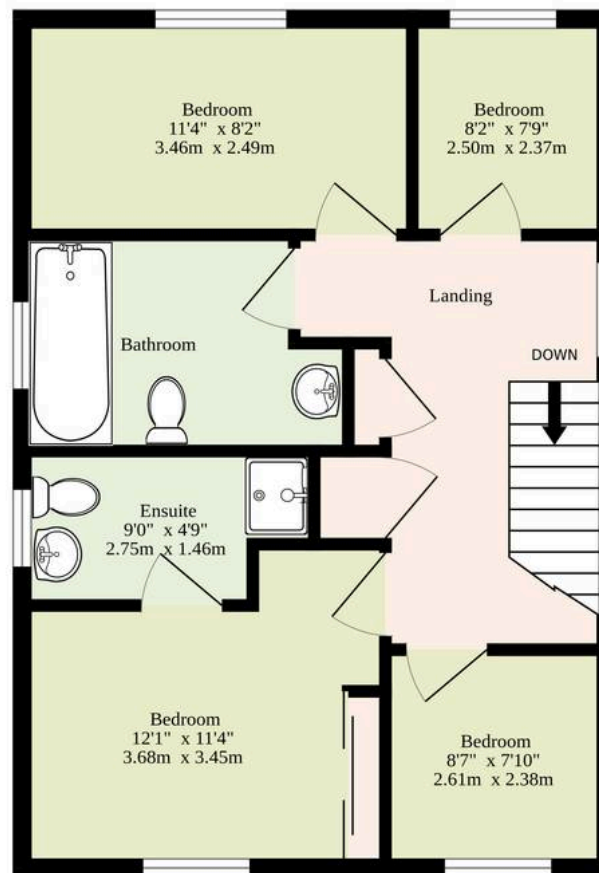
Freehold



Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



1st Floor
403 sq.ft. (37.4 sq.m.) approx.



Outbuilding



Total Sqft Excludes The Hallway, Wc, Landing, Bathroom And The Outbuilding

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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