



127 Dell Road, Oulton Broad South

Lowestoft



Minors & Brady



## 127 Dell Road

Oulton Broad South, Lowestoft

Along Dell Road in Oulton Broad South, this terrace home has been thoughtfully reimagined for modern living while still honouring the character that gives these period streets their enduring charm. It's a home that feels immediately welcoming, considered, comfortable, and perfectly attuned to the slower, softer pace of life. Inside, the accommodation flows effortlessly, from a warm, bay-fronted sitting room with a log burner and bespoke shutters, through to a stylish open-plan kitchen and dining space, featuring navy cabinetry, an integrated oven, gas hob, and extractor fan. Practicality is matched with style in the utility room and contemporary wet room, while upstairs two generous double bedrooms and a versatile third room offer light-filled, restful spaces. A modern three-piece bathroom completes the home, ensuring both comfort and convenience are seamlessly woven into everyday living.







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- Mid-terrace residence positioned down Dell Road in Oulton Broad South
- Suitable option for first-time buyers, small families or investors
- A bay-fronted sitting room features bespoke shutters and a multi-fuel log burner, creating a warm and inviting atmosphere
- Open-plan kitchen and dining area is fitted with stylish navy cabinetry, an integrated oven, gas hob, and extractor fan, with French doors out to the garden
- A practical utility room and a ground-floor wet room for convenience
- Three bedrooms offering comfort and privacy, the third bedroom has the flexibility to be a home office, a dressing room or a nursery
- The family bathroom comprises a three-piece suite finished with clean, contemporary detailing
- The rear garden has a low-maintenance layout with a brick-weave patio, a small lawn, and access to the garage suitable for storage or workshop use
- Off-road parking is available to the rear, offering practical convenience for residents and visitors



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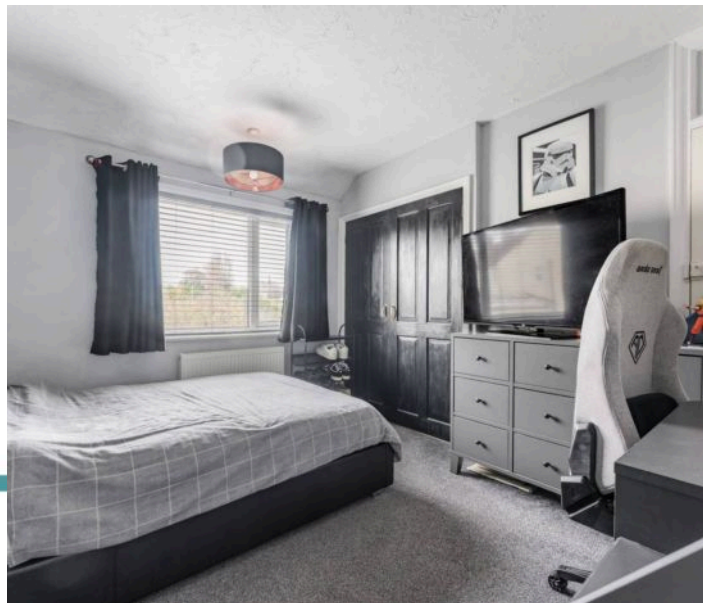


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## Location

Dell Road is situated in a residential pocket of Oulton Broad South, just a short stroll from the waters of Oulton Broad itself, offering easy access to riverside walks, boating, and the open spaces of the Broads. The area benefits from excellent transport links, with Oulton Broad South railway station only around 0.3 miles away, providing a convenient connection to Lowestoft town centre and beyond. Local amenities are within easy reach, including a small cluster of shops, cafés, and takeaways, with larger supermarkets and high-street stores just a short drive or bus ride away. Families in the area have access to several schools in nearby Carlton Colville: Carlton Colville Primary School, East Point Academy, and Pakefield High School provide options for younger and older children. The neighbourhood blends waterside leisure with practical convenience, making it well suited for families, professionals, or anyone seeking a balance of lifestyle and accessibility.



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Stepping in through the shelter of the storm porch, the entrance hall offers a first glimpse of the home's understated style, with convenient under-stairs storage. The bay-fronted sitting room at the front is an inviting space, where warm light beams through bespoke shutters, a multi-fuel wood burner is ready for winter evenings, and a sense of grounded, effortless comfort makes this space ready for relaxing and entertaining.

Beyond, the house opens into a beautifully connected kitchen and dining space, with clean lines, quality finishes, and a layout that lends itself naturally to everyday gathering. The kitchen has a refined, stylish colour palette, with navy cabinetry paired with an integrated oven, gas hob and extractor fan. It's a space designed for both ease and enjoyment, whether it's opening the French doors that connect seamlessly to the garden, or hosting occasions with family. A practical utility room and a contemporary wet room sit just beyond, adding a layer of quiet functionality that makes day-to-day living feel refreshingly simple.

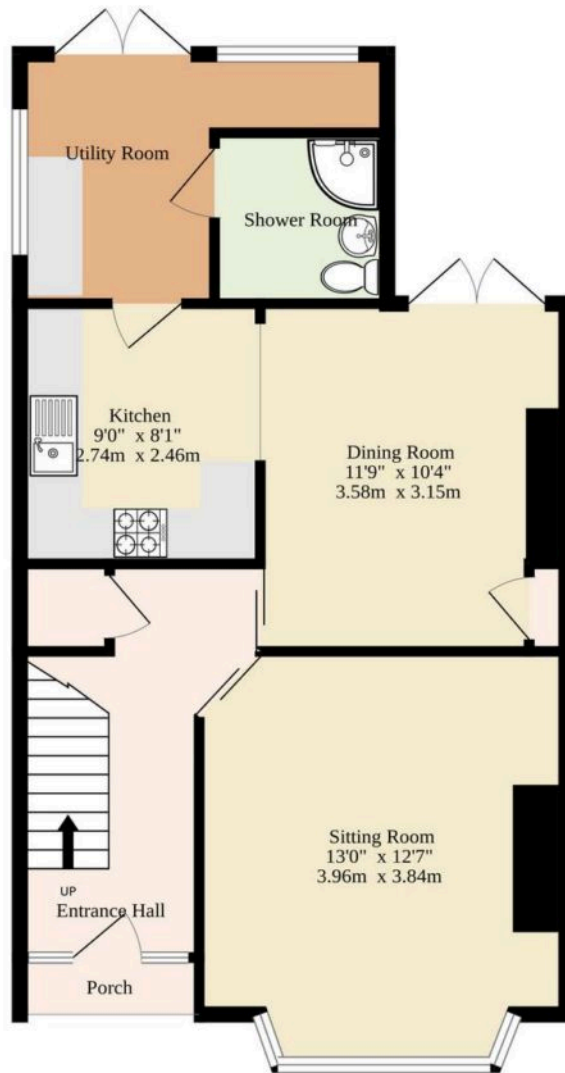
Upstairs, the home continues its calm, coherent rhythm. Two generous double bedrooms offer peaceful places to unwind, thoughtfully decorated and filled with natural light. A third, more intimate room provides flexibility, as a home office, nursery, or a creative space. The bathroom completes this floor with a classic three-piece suite, presented with clean, modern detailing, accommodating all residents in the household.

Outside, the rear garden offers an easy-to-enjoy space with a clean brick-weave terrace ideal for relaxed seating, a neatly kept lawn, and direct access to the garage, which works well for storage or a small workshop. Off-road parking is available just beyond.

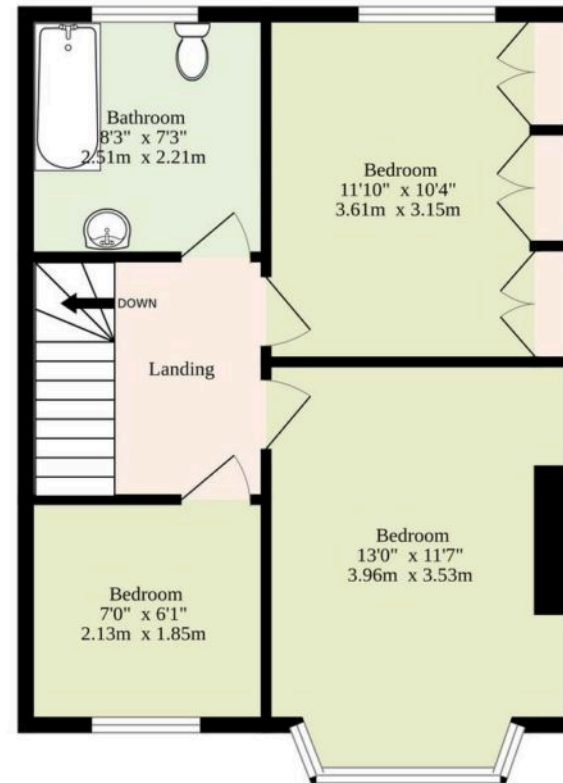




Ground Floor  
357 sq.ft. (33.2 sq.m.) approx.



1st Floor  
380 sq.ft. (35.3 sq.m.) approx.



Total Sqft Does Not Include The Entrance Hall, Utility Room And Shower Room

TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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