



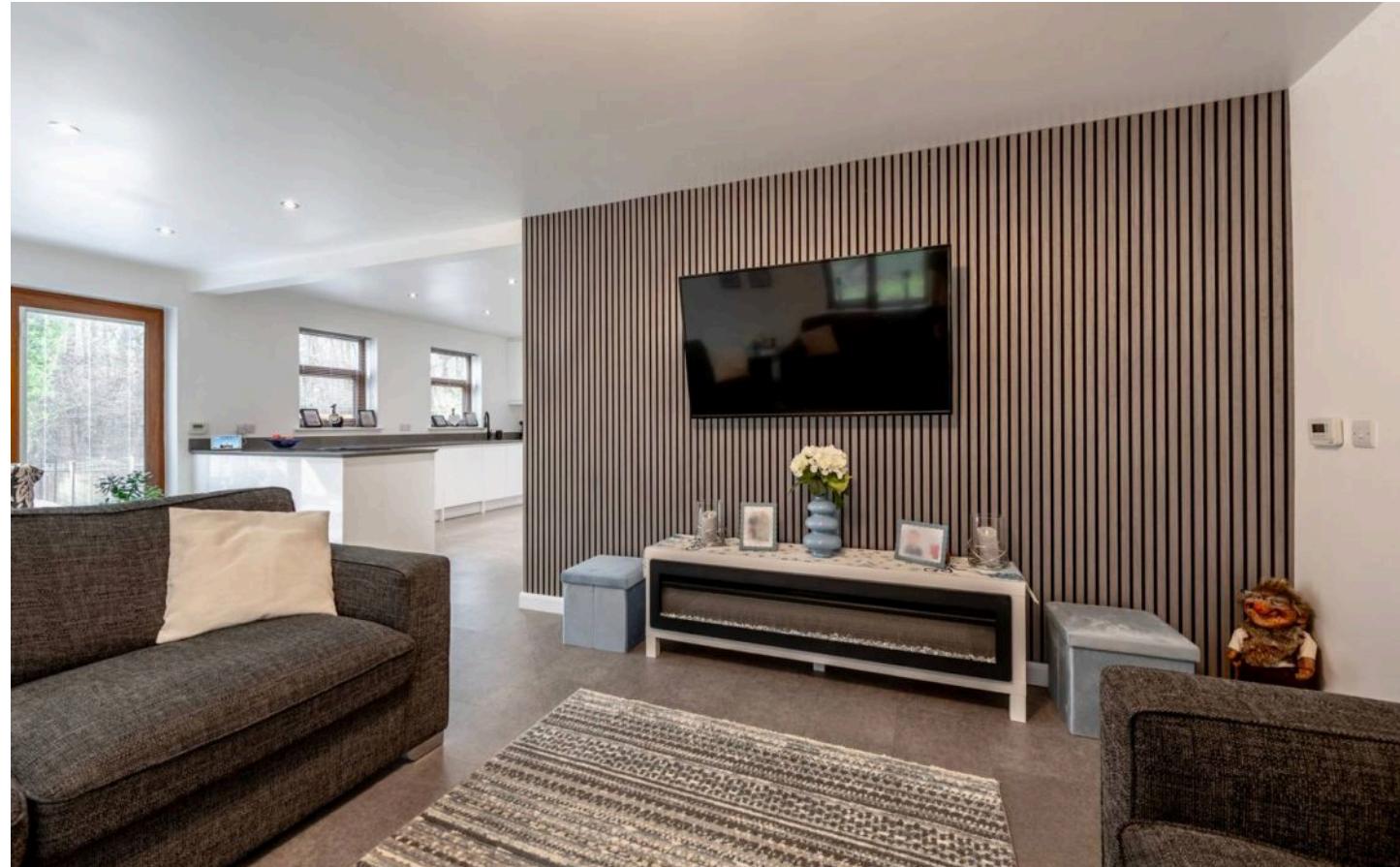
38a Chestnut Avenue, Lowestoft
Lowestoft

Minors & Brady



38a Chestnut Avenue

Enter this detached residence and immediately experience the space, light, and calm that define life in this exceptional home. Perfectly suited to modern family living, it offers comfort, style, and practicality, where everyday routines and special occasions are easily accommodated. The bright and welcoming reception hall sets the tone, leading into a kitchen, dining, and day room designed for relaxed family breakfasts or lively weekend gatherings. Six versatile bedrooms, including two with private en-suites, provide privacy and flexibility, while the first-floor living room overlooks the garden and woodland beyond, ideal for entertaining or hobbies. Outside, landscaped gardens, raised decking, and carefully considered outdoor areas extend the home's living space, providing a setting for family time, relaxation, and outdoor enjoyment. This is a home where every detail supports a lifestyle of adaptability, ready to meet your family's needs today and in the years to come.



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38a Chestnut Avenue

- An exclusive detached residence completed in 2022, set back from the road on a private drive in one of Oulton Broad's most sought-after residential streets
- A large, bright and welcoming reception hall that immediately impresses, providing practical space for outdoor wear while connecting seamlessly to the main living areas
- Open-plan kitchen, dining, and family room featuring solid quartz worktops and a full range of integrated appliances
- Six versatile bedrooms across both floors offering comfort, privacy, and flexibility, with the option to create a home office, dressing room, or guest accommodation, and two with ensuites
- A first-floor living room currently arranged as an entertainment space with a pool table and pendant lighting, benefitting from large windows overlooking the garden and woodland beyond
- Family bathrooms on both floors finished to a high standard with quality fixtures and fittings, reflecting the attention to detail and consistency throughout the home
- Landscaped gardens carefully designed for family living, featuring raised decking, artificial lawn, planted borders, and outdoor spaces that extend the home's living areas
- Gravelled private drive providing ample parking, a detached double garage with light, power, and solar panels, and an additional side garden with building potential (stpp)
- Luxury LVT flooring with underfloor heating throughout the ground floor
- 6 years NHBC warranty still remaining



38a Chestnut Avenue

Oulton Broad

Chestnut Avenue, Oulton Broad, Lowestoft sits in a quiet residential pocket just west of Lowestoft's main town centre, close to the scenic waterways of the Broads National Park. Oulton Broad itself, one of the Broads' largest expanses of water, is roughly a 10-15 minute walk or a few minutes' drive, giving easy access to boating, riverside paths and nature reserves such as Carlton Marshes.

Everyday shopping is straightforward: there are convenience stores and small independents within walking distance, with larger supermarkets and retail parks a short drive toward Lowestoft or along the A146 toward Norwich. Families benefit from several nearby schools, including Oulton Broad Primary, The Limes Academy, Benjamin Britten High School, Pakefield High School and other well-regarded primary and secondary options within a mile.

Healthcare is well covered, with GP surgeries and dental practices in Oulton Broad itself and Lowestoft's main hospital and urgent-care facilities around 10 minutes by car.

Transport links are a strong point: Oulton Broad North and South railway stations both offer direct services to Norwich and Ipswich, while local bus routes connect the neighbourhood to Lowestoft town centre, the seafront and surrounding Suffolk villages. The A146 and A47 provide straightforward road access to Norwich and Great Yarmouth.



38a Chestnut Avenue

Completed in 2022, this detached residence offers a unique opportunity to enjoy spacious, flexible family living in one of Oulton Broad's most desirable locations. Tucked away off a private drive, the property combines privacy with convenience, just a short walk from the Broad's waterfront, leisure facilities, and the local cafés and shops that make this area so sought-after.

A striking feature of the home is its large reception hall, which immediately sets the tone. Bright and airy, it creates a welcoming first impression and offers a practical space for the whole family, perfect for storing outdoor wear before stepping into the reception rooms. Luxury LVT flooring with underfloor heating flows throughout, creating a welcoming and adaptable environment.

The design of the home has been carefully considered to suit modern family life. At its heart is the open-plan kitchen, dining, and day room, a space that naturally draws the family together. Here, solid quartz worktops and a full complement of integrated appliances, including twin ovens with matching microwaves, a tall larder fridge and freezer, and an inset four-ring halogen hob with integrated extractor, provide a practical yet stylish setting for everything from weekday breakfasts to weekend dinner parties.



38a Chestnut Avenue

The first-floor living room is a standout feature of the home, currently arranged as an entertainment space complete with a pool table and stylish pendant lighting. Its generous proportions and abundance of natural light make it an incredibly versatile area, easily adaptable to suit a variety of needs, whether as a spacious bedroom, a large home office, or a dedicated studio for hobbies and creative pursuits. Large windows frame views over the garden and the woodland beyond, bringing a sense of calm and openness to the space. The room's scale and flexibility ensure it can evolve alongside the family's lifestyle.

Across both floors, the home offers six well-proportioned bedrooms, designed to provide comfort and privacy for every member of the family. The layout is exceptionally versatile, allowing rooms to serve as a home office, dressing room, or guest accommodation as required. Two ground-floor bedrooms flaunt their own private en-suites, while both floors are served by a family bathroom, each finished to the same high standard with quality fixtures and fittings.

The rear garden is fully enclosed and private, featuring a raised deck, artificial lawn, and thoughtfully planted borders, perfect for summer barbecues, children's play, or simply enjoying the outdoors. The side garden presents exciting potential for further development (subject to planning), adding another layer of possibility for a growing family.



38a Chestnut Avenue

Practicality is never compromised. A gravelled private drive provides ample off-road parking, while the detached double garage with light, power, and solar panels combines convenience with efficiency. The boiler, just four years old and regularly serviced, ensures reliable, low-maintenance heating throughout.

This is a home where every detail supports family life, from the generous living spaces to the seamless connection between indoors and outdoors. With its combination of contemporary design, versatile accommodation, and a prime location close to Oulton Broad, it represents a rare opportunity to secure a property that truly works for everyone.

Agents note

Freehold

Shared access to a private driveway.

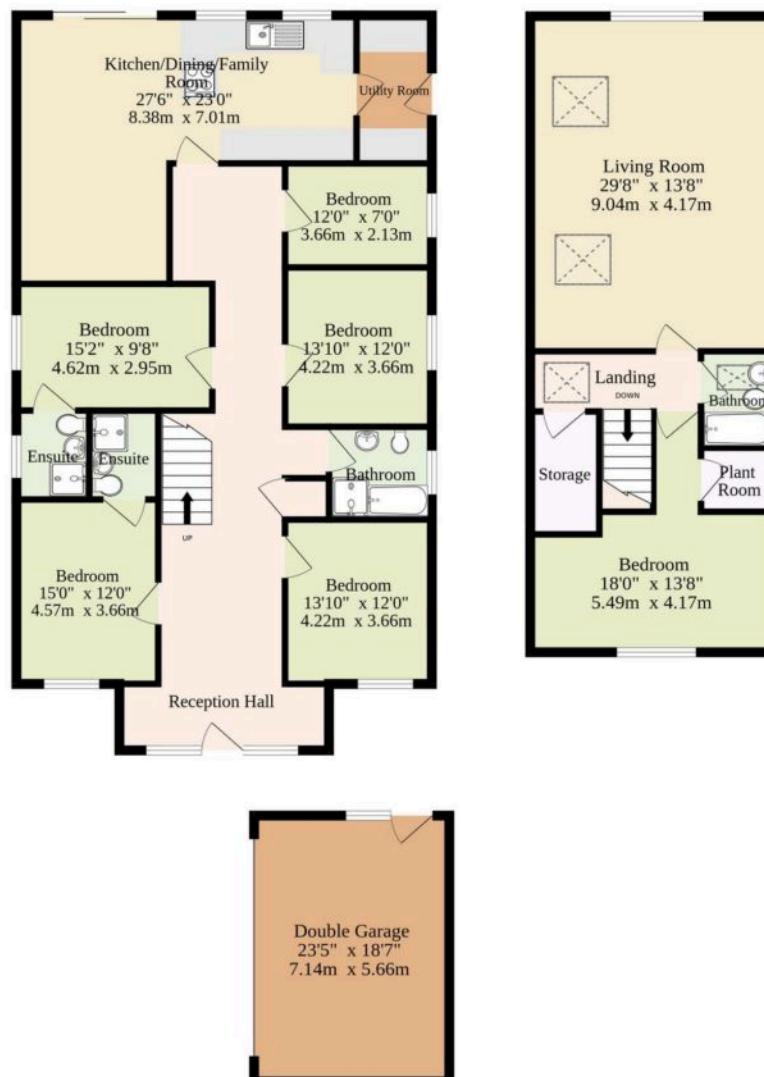
Neighbouring property (38) is also for sale.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | 91 | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (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
2335 sq.ft. (216.9 sq.m.) approx.

1st Floor
733 sq.ft. (68.1 sq.m.) approx.



Total Sqft Includes The Double Garage

TOTAL FLOOR AREA : 3068 sq.ft. (285.0 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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Meet *Bradley*
Property Valuer



Meet *Olee*
Senior Property Consultant

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Your home, our market



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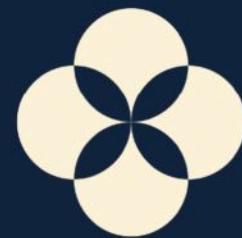


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