



5 Kingfisher Court, Oulton Broad South

Lowestoft



Minors & Brady

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Oulton Broad South, Lowestoft

There's an immediate ease to this home, beginning with its setting in Oulton Broad South, where village-style amenities, green spaces and the gentle pull of the Broads shape everyday life. Behind its smart, contemporary frontage, the house opens into spacious, light-filled interiors offering six bedrooms and impressively flexible accommodation arranged across two floors, carefully reworked to suit modern family life. Thoughtful renovations, generous parking and a private garden come together to create a home that feels established, adaptable and ready to be enjoyed from day one.

Agents Note

Freehold



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- Substantial detached bungalow proudly positioned in Oulton Broad South, in proximity to a wide range of amenities
- Exceptional family home that has been renovated and improved over the years to create a home perfectly suited to modern living
- Six double bedrooms across both floors, one with a private en-suite, two with Juliet balconies and built-in wardrobes
- Kitchen is equipped with quality cabinetry, a Rangemaster oven, plumbing for a washing machine, space for a tall fridge/freezer and a breakfast bar unit
- Spacious living/dining room that creates an effortless flow for relaxation and entertaining, with a high-ceiling, floor-to-ceiling windows and French doors
- Two family bathrooms on each floor, comprising of modern suites and quality fixtures
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and a timber storage shed/workshop
- Large brick-weave driveway providing off-road parking for multiple vehicles and a garage for storage options



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Location

Kingfisher Court is situated in Oulton Broad South, a quiet residential area within the coastal town of Lowestoft. The property is just a short walk from the waters of Oulton Broad, part of the Norfolk and Suffolk Broads, providing opportunities for riverside walks, boating, and enjoying open green spaces.

Local amenities are within easy reach, including a Tesco garage just a few minutes away, alongside other convenience stores and independent shops. The village centre of Oulton Broad on Bridge Road offers cafés, pubs, and restaurants along the waterside.

Families benefit from nearby schools, with Elm Tree Primary School, Grove Primary, and Dell Primary close by, and secondary education available at East Point Academy and Pakefield High School.

Transport links are practical, with Oulton Broad South railway station within walking distance, offering services to Lowestoft, Ipswich, and beyond, while local bus routes and road links connect to the wider Suffolk coast.



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Set quietly back in Oulton Broad South, this substantial detached bungalow sits comfortably among established homes, with everyday amenities, waterside walks and schools close at hand. From the outset, the house makes a confident impression: a broad brick-weave driveway offers generous off-road parking alongside a garage, while the brick façade is smartly offset by grey anthracite windows, door, cladding and garage door.

Step inside and the sense of space is immediate. A large, light-filled entrance hall sets the tone and gently draws you through the house. Through an archway sits a snug that feels instantly welcoming, with elegant panelling and carefully placed wall lights creating a room made for quieter moments at the end of the day.

To one side of the hall, the kitchen has been thoughtfully arranged with quality cabinetry and a Rangemaster oven at its heart. There is plumbing for a washing machine, space for a tall fridge/freezer and a breakfast bar that works just as well for morning coffee as it does for informal suppers.

The main living and dining space is particularly striking. High ceilings, floor-to-ceiling glazing and French doors bring in an abundance of natural light and create an easy connection with the garden, making this a room that adapts beautifully to both everyday living and larger gatherings.



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The flexibility of the accommodation is one of the home's real strengths. On the ground floor there are three bedrooms, one benefitting from newly installed en-suite facilities and French doors opening directly onto the garden, ideal for guests, older family members or anyone seeking single-level living. A smart family bathroom completes this floor, fitted with a modern four-piece suite including both bath and separate shower.

Upstairs, three further bedrooms provide excellent additional space. The principal bedroom enjoys a Juliet balcony, skylight and built-in wardrobes, while another bedroom also features a Juliet balcony, bringing light and fresh air into the upper floor. A first-floor family bathroom with a contemporary three-piece suite serves these rooms.

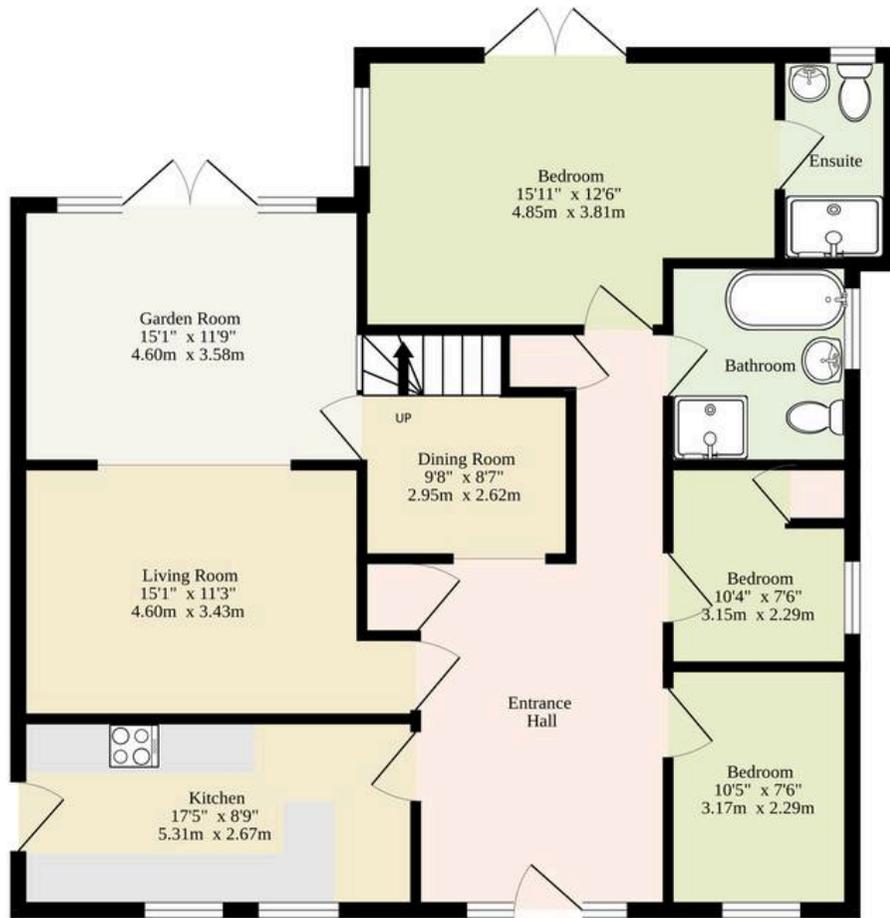
Outside, the garden is private and well kept, with a patio for relaxed seating, a neat lawn and a timber storage shed/workshop tucked discreetly away, practical without intruding on the sense of calm.

Altogether, this is an exceptional family home that has been carefully renovated and improved over time, offering generous, adaptable living in a sought-after Broadland setting. It's a house that feels considered, comfortable and ready for the next chapter.

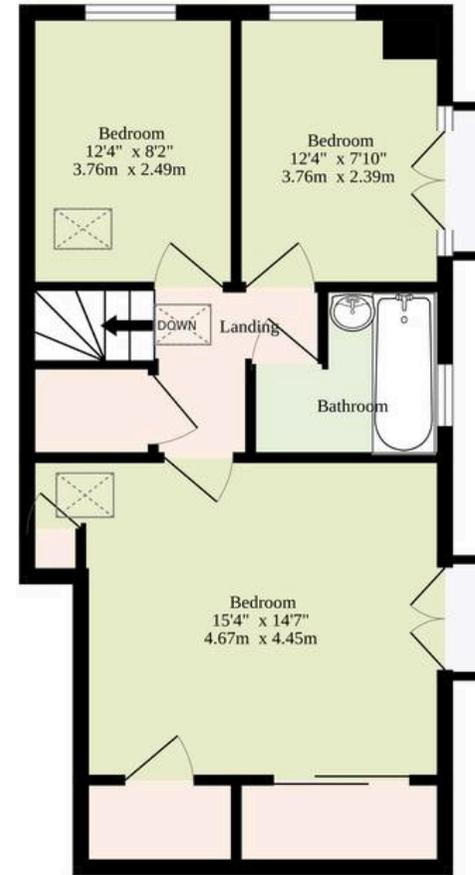


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

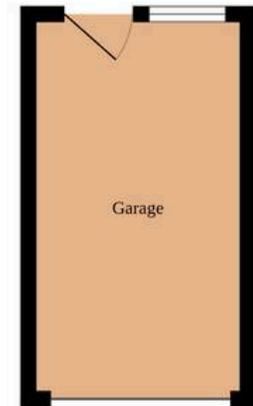
Ground Floor
938 sq.ft. (87.1 sq.m.) approx.



1st Floor
421 sq.ft. (39.1 sq.m.) approx.



Garage
111 sq.ft. (10.3 sq.m.) approx.



Total Sqft Does Not Include Hallways, Bathroom Facilities And The Garage.

TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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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