



68 Sands Lane, Oulton

Lowestoft

Minors & Brady



# 68 Sands Lane

Oulton, Lowestoft

Set back along Sands Lane in the ever-popular area of Oulton, this beautifully renovated detached bungalow offers an easy, considered way of living where everything simply falls into place. Light-filled, modern and thoughtfully laid out, it's a home that suits a range of chapters — from growing families to those seeking the comfort and convenience of single-level living, or a refined downsize without sacrificing space or style. With open-plan areas that invite everyday moments and relaxed hosting, and a private garden ready to be enjoyed at your own pace, this is a property designed to feel calm, practical and quietly impressive from the moment you arrive.

## Location

Sands Lane is a residential road in Oulton, on the southern side of Lowestoft, sitting between everyday village living and easy access to the town. Day-to-day amenities are close at hand, with small local shops and convenience stores within walking distance, and further options in Oulton Broad for groceries, cafés and services. For families, schooling is well catered for locally, with Oulton Broad Primary School and The Limes Academy both nearby, while Benjamin Britten High School is within straightforward reach for secondary education.

Transport links are practical rather than flashy: regular bus services run along nearby roads into Lowestoft town centre and surrounding areas, and Oulton Broad North and Oulton Broad South railway stations provide rail connections towards Norwich, Ipswich and the wider region. The area suits people who want a settled, suburban pace of life, with the Broads, open green space and waterside walks close enough to be part of everyday routines rather than a special trip.

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- Detached bungalow proudly positioned down Sands Lane, in the desirable area of Oulton, Lowestoft
- Fully renovated throughout, showcasing modern fixtures and fittings that easily adapt to your preferences and style
- Suitable choice for families looking for a modern interior, for those that require single-level living or if you are wanting to downsize
- Open-plan kitchen/dining room with sliding doors out to the garden, creating an effortless flow for everyday living and hosting
- Kitchen equipped with quality cabinetry, an integrated oven, a dishwasher, a fridge/freezer and a breakfast bar unit for casual dining
- Spacious, light-filled living room with a large front-facing window, inviting relaxation and entertaining
- Three bedrooms offering comfort and privacy, along with a brand-new bathroom comprising of a contemporary three-piece suite
- A large, private garden featuring a patio for seating arrangements and a laid to lawn, with plenty of potential
- A paved driveway providing off-road parking and a garage for storage options, with the opportunity to convert (stpp)
- Close to essential amenities, including shops, schools for all ages, healthcare facilities and transport links



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Proudly positioned along Sands Lane in the sought-after area of Oulton, this detached bungalow offers a calm, contemporary take on single-level living. Fully renovated throughout, the property has been carefully updated with modern fixtures and finishes that provide a clean, versatile backdrop, easy to personalise and suited to a range of lifestyles. Whether you're a family drawn to the ease of a modern interior, seeking the practicality of one-floor living, or looking to downsize without compromise, this home adapts effortlessly.

A practical porch provides space for coats and outdoor wear before opening into a bright, airy entrance hall with built-in storage cupboards that keep everyday clutter neatly out of sight. At the heart of the home sits the open-plan kitchen and dining room, designed for both everyday life and easy hosting. Herringbone flooring adds quiet character, while sliding doors draw the garden into the space, creating a natural flow indoors and out during warmer months. The kitchen itself is fitted with quality cabinetry, an integrated oven, dishwasher and fridge/freezer, alongside a breakfast bar that works just as well for morning coffee as it does for casual meals.



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To the front of the bungalow, the spacious living room is filled with natural light from a large window, offering a comfortable setting to relax or entertain. Three well-proportioned bedrooms provide flexibility for family life, guests or home working, all served by a brand-new bathroom finished with a contemporary three-piece suite.

Outside, the generous and private rear garden features a patio for seating and a lawn with plenty of potential to shape over time. A paved driveway offers off-road parking, complemented by a garage that's ideal for storage or, subject to planning permission, future conversion. A thoughtfully updated home in a well-regarded location, ready to be enjoyed from day one.

## Agents Notes

Freehold

Oil central heating system.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
1170 sq.ft. (108.7 sq.m.) approx.



Total Sqft Includes The Garage.

**TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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## Minors & Brady

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oultonbroad@minorsandbrady.co.uk



01502 447788



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