



13 Gorleston Road, Oulton Broad North

Lowestoft

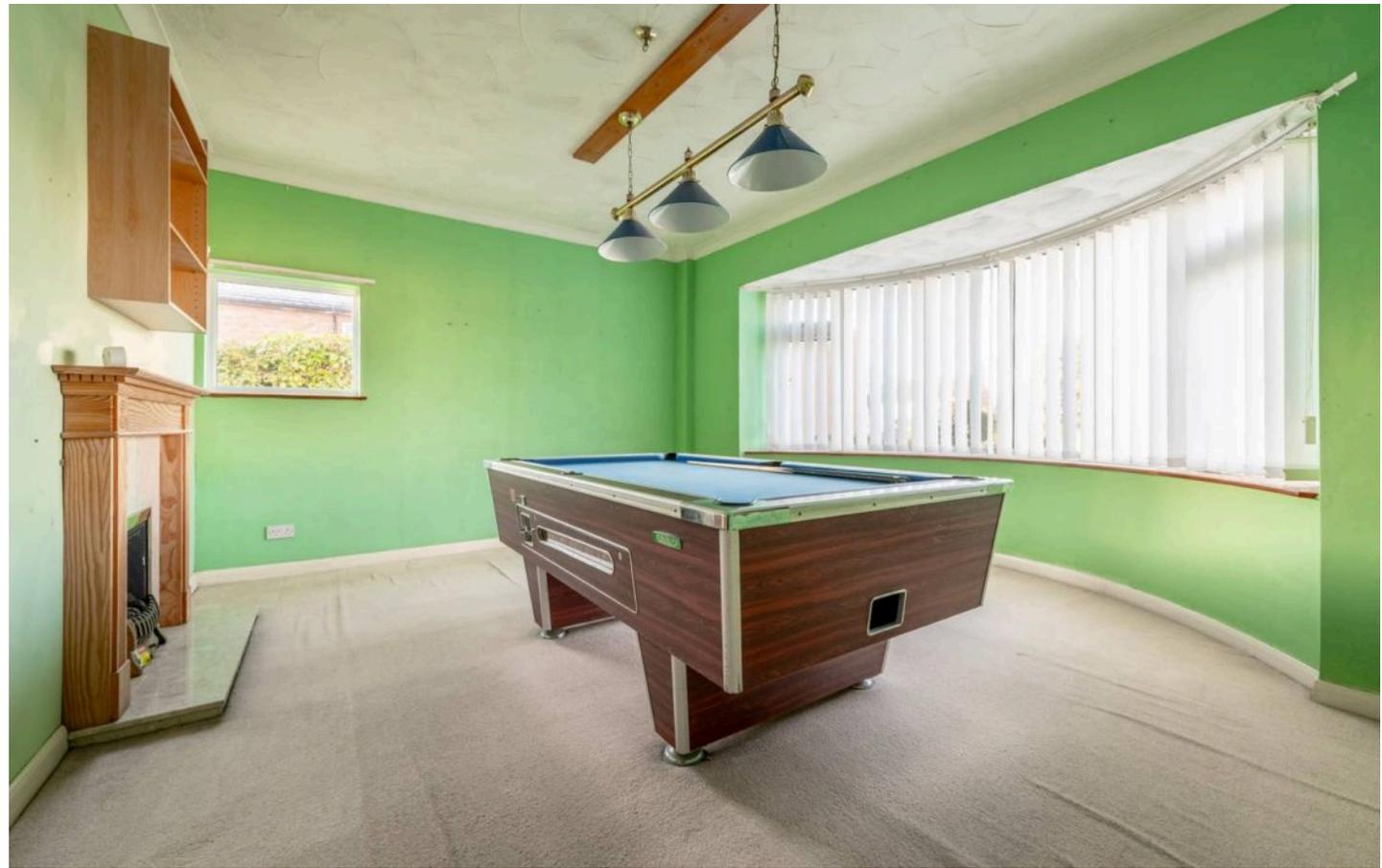


Minors & Brady

13 Gorleston Road

Oulton Broad North, Lowestoft

Life in Oulton Broad has a way of slowing the pace, and this detached residence captures that feeling beautifully from the moment you arrive. Set back on a generous plot, the house offers a sense of privacy and space that's increasingly hard to find, with 2,688 sq ft of flexible accommodation (stms) ready to adapt as life evolves. Characterful living spaces sit comfortably alongside practical rooms and four double bedrooms, while the gardens and substantial garaging open up endless possibilities for entertaining, working from home or future enhancement. A home with substance, calm and clear potential, perfectly suited to relaxed, long-term living in one of the area's most desirable settings.



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Oulton Broad North, Lowestoft

- Detached residence positioned on a generous-size plot, in the Oulton Broad area of Lowestoft
- Huge amount of potential, with 2,688 sqft of spacious and flexible accommodation that easily adapt to your own preferences (stms)
- Kitchen fitted with cabinetry, a range oven and areas for your appliances, with an arched opening into a utility room and breakfast bar unit
- Expansive living room with a high-ceiling, three large skylights, French doors with full-length windows and a striking brick fireplace, with an inset wood burner
- Versatile games room with a traditional fireplace and a front-facing bay window, with the potential to be a snug, home office or entertainment room
- Four double bedrooms across both floors, one master bedroom with a walk-in wardrobe, with the potential to be converted into an en-suite (stpp)
- Ground-floor shower room and a first-floor bathroom, both with modern suites, accommodating all residents
- Two large double garages that are adjoined, with the opportunity to convert into additional accommodation, a workshop or for storing vehicles (stpp)
- A private garden offering endless possibilities, featuring a sweeping lawn, mature trees and a patio/shingle area for seating arrangements
- Shared access to a private driveway providing off-road parking for multiple vehicles



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Location

Gorleston Road is situated in Oulton Broad North, a residential area of Lowestoft known for its quiet streets and convenient access to local amenities. The area benefits from a mix of independent shops and small chain stores along nearby Bridge Road, including convenience stores, cafés, and takeaways, while larger supermarkets are within a short drive. Families have several schooling options nearby: Oulton Broad Primary School and Woods Loke Primary School are close by for younger children, while East Point Academy and Benjamin Britten Academy serve secondary students.

Transport links are strong, with Oulton Broad North railway station a short walk away providing services to Norwich and Ipswich, and regular local buses connecting the area to Lowestoft town centre, the seafront, and surrounding villages. The lifestyle here blends suburban calm with recreational opportunities: residents can enjoy the waterside paths, parks, and boating facilities of Oulton Broad, while local pubs, cafés, and community spaces support a sociable yet relaxed daily life. The combination of good schools, transport options, and access to green and waterside spaces makes it popular with families, professionals, and retirees seeking a balanced lifestyle.



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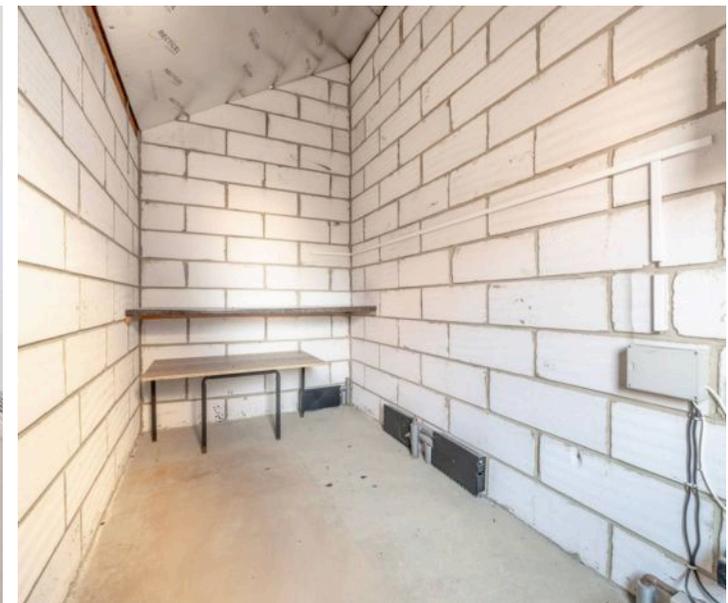
Oulton Broad North, Lowestoft

Offering approximately 2,688 sq ft of flexible accommodation (stms), the house unfolds at an easy, unforced pace. A side entrance hall sets the tone, leading into a wonderfully versatile games room. With its traditional fireplace and front-facing bay window, this is a space that could just as easily become a cosy snug, a focused home office, or an atmospheric entertaining room, proof of the home's adaptability.

The kitchen is practical and welcoming, fitted with cabinetry, a range oven and space for appliances, while an arched opening leads through to a utility room. A breakfast bar creates a natural spot for morning coffee or informal meals, keeping the kitchen very much at the heart of daily life.

The main living room is a standout. Expansive yet warm, it benefits from a high ceiling punctuated by three large skylights that flood the room with natural light throughout the day. French doors with full-length windows connect seamlessly to the garden, while a striking brick fireplace with an inset wood burner anchors the space, making it equally inviting in summer or winter.

Across both floors are four double bedrooms, offering flexibility for family life, guests or working from home. The principal bedroom includes a walk-in wardrobe, with clear potential to create an en-suite if preferred (stpp). A ground-floor shower room and a first-floor bathroom, both fitted with modern suites, ensure the house works comfortably for everyday living.



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A generously sized boiler room adds further practicality and could easily double as a laundry or storage space.

The garden is private and full of possibility. A sweeping lawn, mature trees and a patio/shingle seating area create a setting that feels calm and unforced, ideal for quiet afternoons, family gatherings or simply enjoying the changing seasons. A shared access leads to a private driveway, providing off-road parking for multiple vehicles.

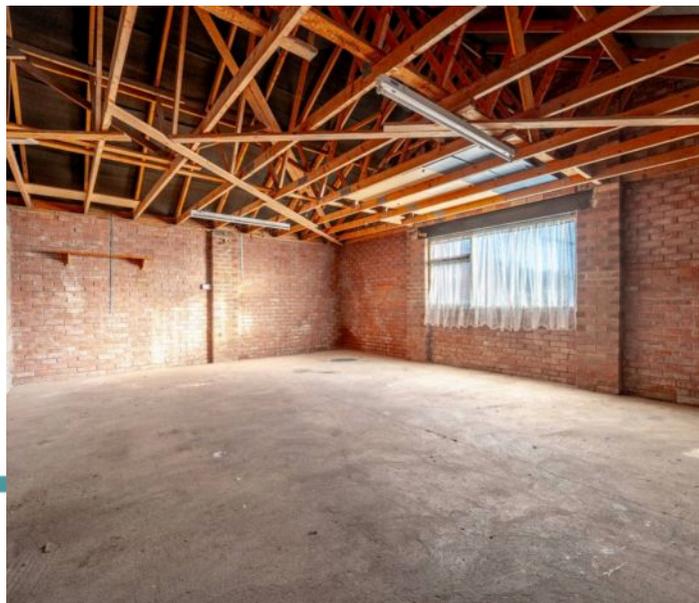
Outside, two large adjoined double garages with vaulted ceilings and a large window open up a world of opportunity, whether you're dreaming of additional accommodation, a workshop, studio space or simply somewhere to house vehicles and hobbies (stpp).

This is a substantial home in a convenient setting, offering space, character and a rare degree of flexibility. A property ready to adapt, evolve and quietly support whatever comes next.

Agents Note

Freehold

Connected to all mains services.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(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 

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Ground Floor
2057 sq.ft. (191.1 sq.m.) approx.

1st Floor
631 sq.ft. (58.6 sq.m.) approx.



Total Sqft Includes The Garages And The Boiler Room.

TOTAL FLOOR AREA : 2688 sq.ft. (249.7 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
Your home, our market

 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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