



12 Osprey Green, Oulton Broad South, Lowestoft

Lowestoft



Minors & Brady

# 12 Osprey Green, Oulton Broad South

Lowestoft

Enjoy a peaceful, family-friendly lifestyle in the desirable area of Oulton Broad South, just moments from local amenities and the scenic Broads. This detached home, set on a quiet residential green, has been thoughtfully upgraded with new windows and doors, a modern electrical consumer unit, refreshed garden fencing, and a repointed chimney. Inside, bright and airy living spaces include a welcoming entrance hall, a living room with a gas fireplace, a well-equipped kitchen, and a dining room that opens onto a private garden, perfect for indoor-outdoor living. Three comfortable bedrooms and a contemporary family bathroom complete the home, while off-road parking, a garage, and a well-maintained garden make day-to-day life effortless. Ideal for families, first-time buyers, or investors seeking a ready-to-enjoy home in a sought-after location.

## Agents Notes

Freehold

Connected to all mains services.



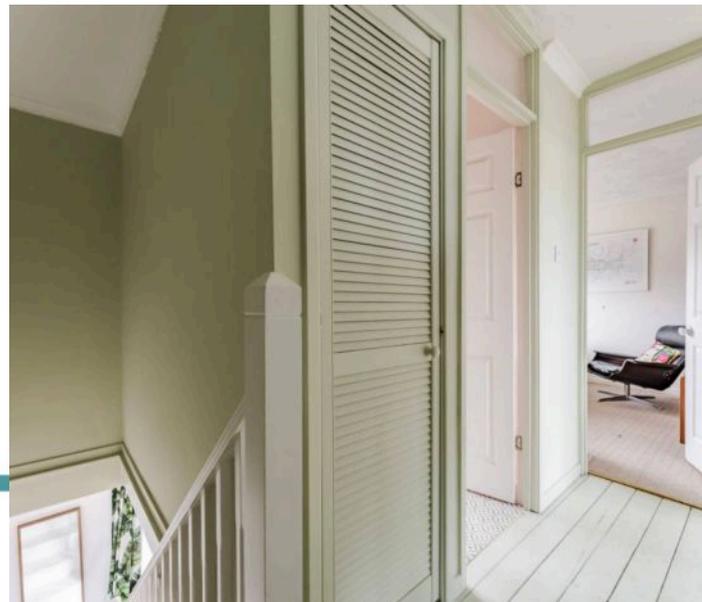


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Lowestoft

- Detached residence down a quiet, residential green in the desirable area of Oulton Broad South
- Recent upgrades of new windows, doors, electrical consumer unit, garden fences and the chimney has been repointed
- A short distance from local amenities and the broads, suitable for families, first-time buyers or investors
- Living room with a large front-facing window and a gas fireplace, inviting relaxation and entertaining
- Kitchen fitted with quality cabinetry and wooden worktops, as well as being sold with a freestanding oven, a gas hob, a fridge/freezer and a washing machine
- Dining room featuring French doors that open out to the garden, creating an effortless flow for indoor-outdoor living
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a modern three-piece suite
- A private, well-maintained garden offering patio for seating arrangements, steps up to a laid to lawn and side access into the garage
- Driveway at the rear for off-road parking and a garage for storage options
- Well-maintained front garden for kerb appeal



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## Location

Osprey Green is located in the desirable area of Oulton Broad South, a quiet and established residential neighbourhood. Daily conveniences are within easy reach, including local shops, cafés, and a Tesco Express with petrol station, making errands and fuel stops straightforward. Families have access to several nearby schools, including Elm Tree Primary School, Dell Primary School, and Grove Primary School, with secondary education options such as East Point Academy and Pakefield High School also easily accessible.

Transport links are strong: Oulton Broad South railway station is a short walk away, providing regular services along the East Suffolk line to Lowestoft, Ipswich, and beyond, while local bus routes connect to surrounding towns. Road access is convenient via the A146, linking to Lowestoft town centre and the wider Suffolk coast. The area blends practical living with lifestyle opportunities, offering waterside walks along the Broads, parks, and outdoor leisure spaces that support a relaxed and active daily routine.



# 12 Osprey Green, Oulton Broad South

## Lowestoft

Set on a quiet, residential green in the desirable area of Oulton Broad South, this detached residence offers comfort, style, and practicality. Recent updates include new windows and doors, an upgraded electrical consumer unit, refreshed garden fencing, and a repointed chimney, ensuring modern, hassle-free living.

Within easy reach of local amenities and the scenic Broads, the property is ideal for families, first-time buyers, or investors looking for a versatile home in a sought-after location.

The welcoming entrance hall is bright and airy, leading into a living room with a large front-facing window and a gas fireplace, a relaxing space for everyday living and entertaining.

The kitchen features quality cabinetry and wooden worktops and comes complete with a freestanding oven, gas hob, fridge/freezer, and washing machine.

The dining room, with French doors opening onto the garden, offers a seamless flow for indoor-outdoor living, perfect for summer meals or casual gatherings.

Upstairs, three well-proportioned bedrooms provide comfort and privacy, accompanied by a modern family bathroom with a contemporary three-piece suite.

The private, well-maintained garden includes a patio for seating, steps up to a lawn, and side access to the garage. A rear driveway provides off-road parking, while the garage offers additional storage. A neatly maintained front garden enhances the property's kerb appeal.

This home presents an excellent opportunity to enjoy the quiet lifestyle of Oulton Broad South while remaining close to all local conveniences and leisure opportunities.

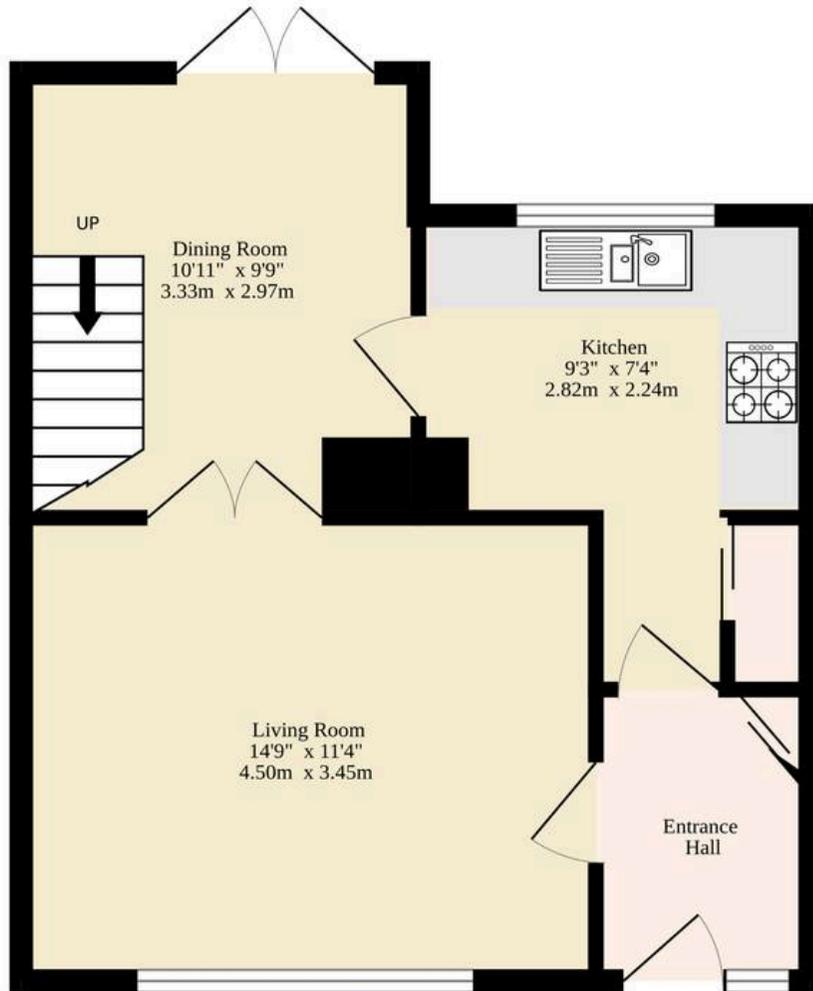


Enjoy a peaceful, family-friendly lifestyle in the desirable area of Oulton Broad South, just moments from local amenities

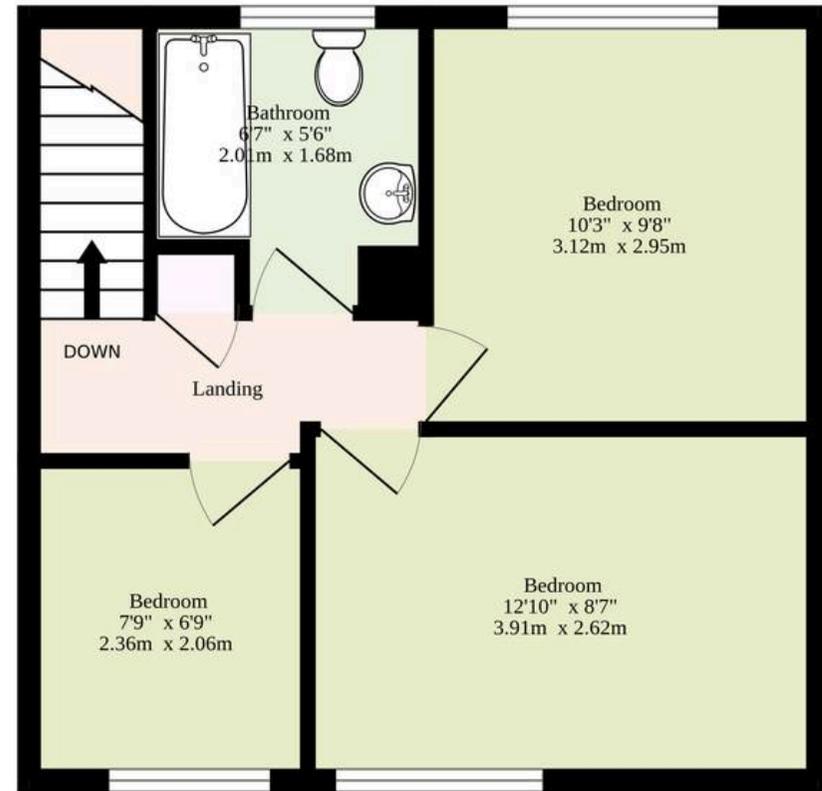


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

**Ground Floor**  
373 sq.ft. (34.7 sq.m.) approx.



**1st Floor**  
331 sq.ft. (30.8 sq.m.) approx.



**TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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