



30 Westland Road, Oulton Broad South

Lowestoft



Minors & Brady

30 Westland Road

Oulton Broad South, Lowestoft

There is a sense of ease to this home from the outset, where considered improvements and well-balanced spaces create a setting that feels both comfortable and adaptable. Set in Oulton Broad South, the detached residence offers generous reception rooms, a modern kitchen and three well-proportioned bedrooms, complemented by a private, thoughtfully arranged garden. Practical features such as ample off-road parking and a detached garage sit alongside approved planning permission for further extension, allowing the house to evolve naturally over time. A home designed for everyday living, with the flexibility to reflect changing priorities and pace.

Agents Notes

Freehold

Connected to all mains services.



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- Extended and improved detached residence positioned in Oulton Broad South, Lowestoft
- Exceptional family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Approved planning permission to extend further, adding an additional reception room, a utility room, a porch, a fourth bedroom and an ensuite
- Kerb appeal with a newly laid brick-weave driveway, Anthracite shingle, a brick exterior with black double-glazed windows and a new roof
- Spacious living room with a large front-facing window and a separate dining room, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, a range-style oven, a wine cooler, plumbing for washing appliances and space for a dishwasher
- Three bedrooms offering comfort and privacy, along with eaves storage and a family bathroom
- A private, landscaped garden featuring several patios for seating arrangements, a maintained lawn, established borders, a vegetable patch and a greenhouse
- Detached garage with the potential to be converted into a self-contained annex or a home studio (stpp) and ample off-road parking for residents and visitors
- Close to a wide range of essential amenities, including shops, schools for all ages and transport links



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Location

Westland Road is located in Oulton Broad South, a well-established residential area in the southern part of Lowestoft. The road offers a quiet, suburban atmosphere while remaining close to everyday amenities. Local shopping is available along Westwood Avenue, including convenience stores, a newsagent, cafés, and small independent outlets, while larger retail needs can be met at Pakefield Retail Park, just a short drive away, offering supermarkets, homeware stores, and a range of high-street shops. Families have access to good local schools, with Elm Tree Primary School and Westwood Primary School nearby for younger children, and East Point Academy and Pakefield High School within easy reach for secondary education.

Transport links are practical: Oulton Broad South railway station is a short walk, providing services to Lowestoft town centre and beyond, while bus routes along surrounding roads connect the area to neighbouring districts and coastal destinations. Residents benefit from a balanced lifestyle, with the waterside parks, boating facilities, and walking routes of Oulton Broad just a short distance away, alongside central Lowestoft's shops, restaurants, and cultural amenities only a few minutes' drive from home.



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Positioned on a quiet residential street in Oulton Broad South, this extended and thoughtfully improved detached residence presents a refined take on modern family living, where space, light and flexibility come together with ease. From the moment you arrive, the house sets a confident tone: a newly laid brick-weave driveway, anthracite shingle and brickwork are complemented by black double-glazed windows and a new roof, creating kerb appeal that feels contemporary yet settled within its surroundings.

Inside, the welcoming entrance hall is bright and practical, with side lights drawing in natural light and built-in cupboards providing discreet storage for coats and outdoor wear. The home has been fully rewired, offering reassurance alongside its considered design. A ground-floor shower room, finished with a modern three-piece suite and fitted storage, adds everyday convenience and flexibility for guests or family life.

The living spaces flow naturally, balancing openness with definition. A spacious sitting room enjoys a generous front-facing window, while the separate dining room lends itself equally well to relaxed family meals or more formal entertaining. The kitchen is fitted with modern cabinetry and a range-style oven, with a wine cooler, plumbing for washing appliances, space for a dishwasher and French doors that open out to the garden, making it a functional yet sociable heart of the home.



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Upstairs, three well-proportioned bedrooms offer comfort and privacy, with useful eaves storage enhancing practicality. They are served by a family bathroom with a contemporary three-piece suite, finished in a clean, understated style.

To the rear, the house opens onto a private, landscaped garden that feels both purposeful and inviting. Several patio areas provide options for seating throughout the day, while a neatly maintained lawn is framed by established borders. A sectioned vegetable patch and greenhouse add a quieter, more productive note for those who enjoy time outdoors.

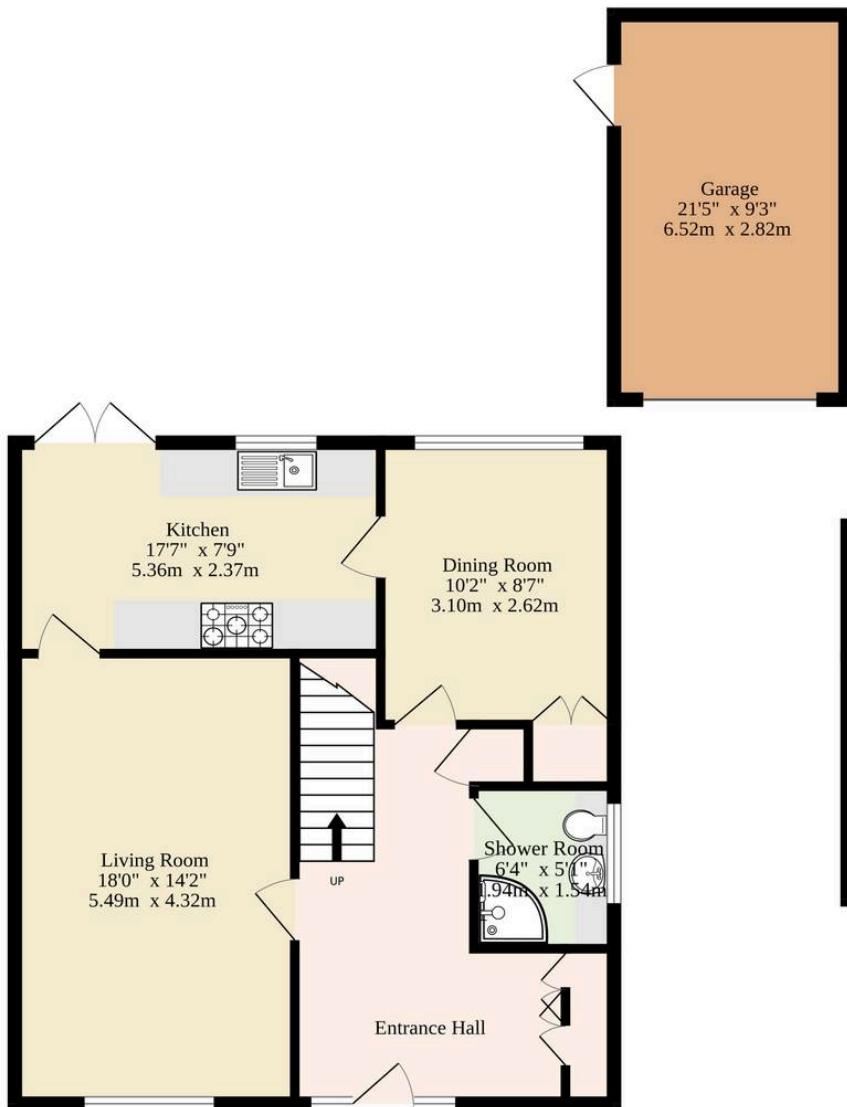
A detached garage sits to the rear, offering scope for conversion into a home studio or self-contained annex, subject to the necessary permissions, and the property benefits from ample off-road parking for residents and visitors.

Importantly, approved planning permission is already in place to extend further, allowing for an additional reception room, utility, porch, fourth bedroom and ensuite, a rare opportunity to adapt the house as needs evolve.

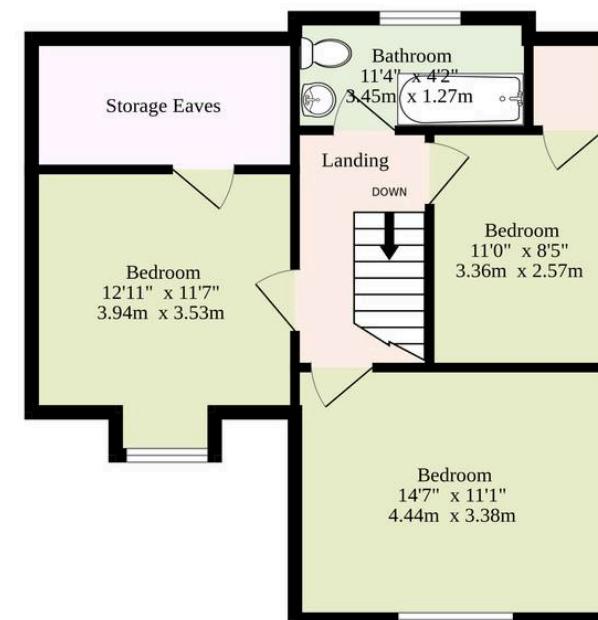
Altogether, this is an exceptional family home that combines immediate comfort with long-term potential, set within one of Lowestoft's most desirable and well-connected locations.



Ground Floor
692 sq.ft. (64.3 sq.m.) approx.



1st Floor
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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