



59 Caldecott Road, Oulton Broad North

Lowestoft



Minors & Brady

59 Caldecott Road

Oulton Broad North, Lowestoft

Start your day in the sun-filled living spaces of this semi-detached home on a quiet road in Oulton Broad North, with a sun room that overlooks a private, well-kept garden. Offering two comfortable bedrooms, a kitchen ready to personalise, and a converted garage currently used as a home office, the property provides flexible, practical living. A driveway for multiple vehicles and potential to extend (stpp) add to its appeal, making it an excellent choice for first-time buyers, small families, or investors seeking a home that balances comfort, light, and outdoor space.

- Semi-detached residence positioned down a residential road in the sought-after area of Oulton Broad North
- Perfect choice for first-time buyers or investors!
- Potential to extend (stpp)
- Spacious living room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, a freestanding oven and areas for your own appliances, with the opportunity to modernise
- Sun room that extends the reception space, offering panoramic views of the garden
- Two bedrooms offering comfort and privacy, with the flexibility to have a home office or a dressing room
- A private, well-maintained garden featuring a laid to lawn, a raised patio for seating arrangements and a converted garage, currently used a a home office
- A driveway providing off-road parking for multiple vehicles
- Close to a wide range of essential amenities, including shops, schools, transport links and the scenic broads



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59 Caldecott Road

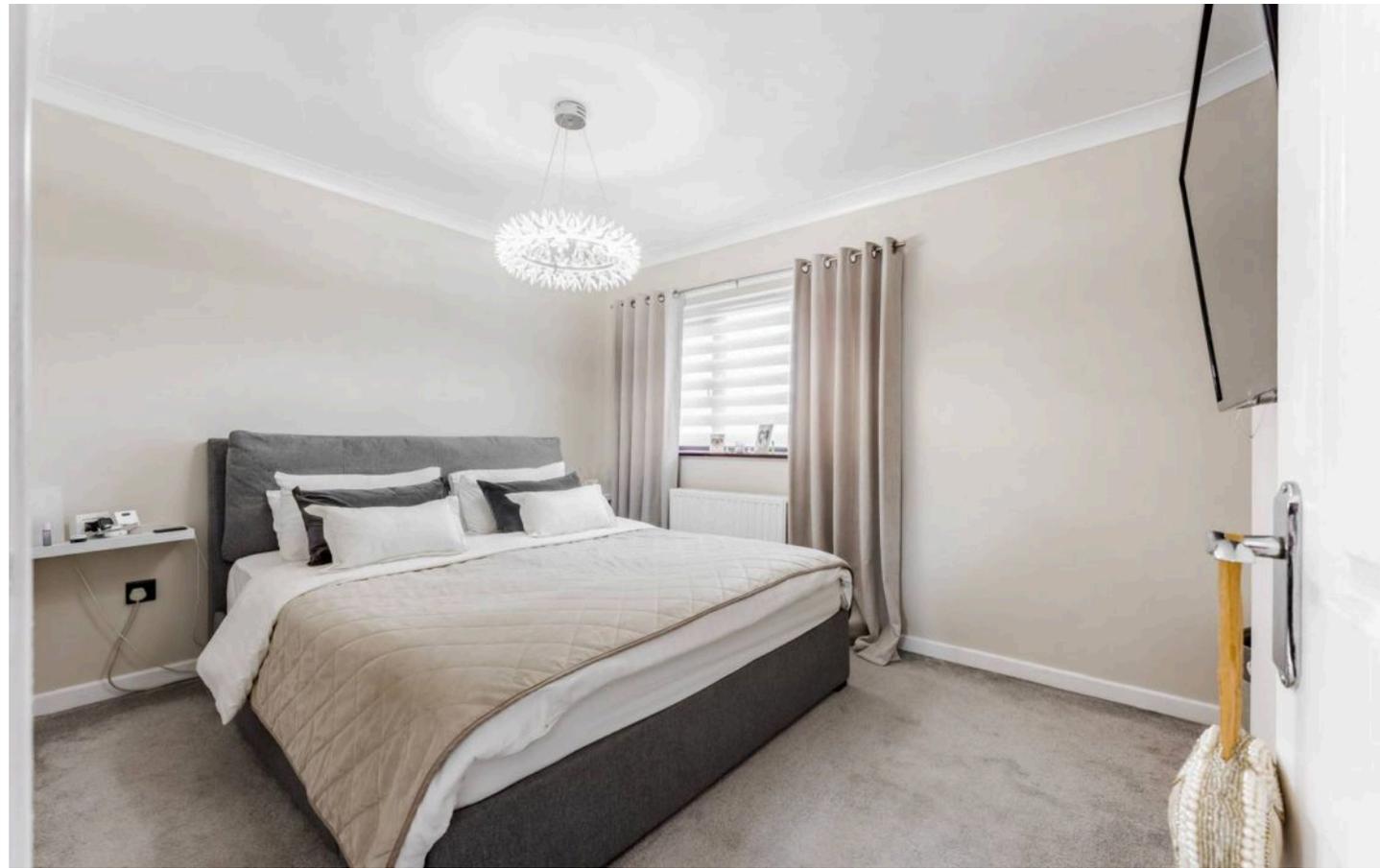
Oulton Broad North, Lowestoft

Location

Caldecott Road is a quiet residential street in Oulton Broad North, part of Lowestoft, Suffolk, offering a suburban atmosphere with a mix of semi-detached and detached homes. The street is well positioned for everyday convenience: within a short drive, residents have access to Aldi and Tesco for groceries, while North Quay Retail Park provides a broader range of shops, services, and eateries. Smaller local convenience stores, cafés, and takeaways in the immediate area cater to daily needs, giving the neighbourhood a practical, community-oriented feel.

Families benefit from nearby schooling options. Oulton Broad Primary School is the closest, within easy walking distance, while Dell Primary School and The Limes Primary Academy are also just over a mile away. Secondary education is served by East Point Academy and the Benjamin Britten Academy of Music and Mathematics, both accessible by short bus ride or cycle.

Transport connections make the area well connected. Oulton Broad North railway station is a walkable distance, offering regular services to Lowestoft, Norwich, and other destinations along the East Suffolk Line, with Oulton Broad South station also nearby. Local bus routes along Hall Road and Bridge Road provide convenient links to the town centre and surrounding communities.



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Positioned down a quiet residential road in the sought-after area of Oulton Broad North, this semi-detached residence offers flexible and comfortable living, with potential to extend (stpp) to suit your needs.

A practical porch entrance provides space for outdoor wear. Inside, the spacious living room is filled with natural light, creating an inviting environment for both relaxation and entertaining.

The kitchen is fitted with wall and base cabinetry, a freestanding oven, and space for your own appliances, offering the opportunity to modernise and personalise.

The sun room extends the reception space, bringing the outdoors in and providing panoramic views of the garden, ideal for quiet mornings or casual gatherings. French doors open out to the garden, creating an effortless flow between the indoor and outdoor spaces.



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Two double bedrooms offer comfort and privacy, with the flexibility to create a home office or dressing room. The bathroom features a modern three-piece suite, completing the accommodation.

Outside, the private, well-maintained garden includes a laid-to-lawn area and a raised patio for seating. The converted garage, currently used as a home office, is suitable for those that work from home.

At the front of the residence is a driveway providing off-road parking for multiple vehicles.

This property presents an excellent opportunity to enjoy a light-filled, versatile home in a popular location, with scope to adapt and enhance it to suit your lifestyle.

Agents Notes

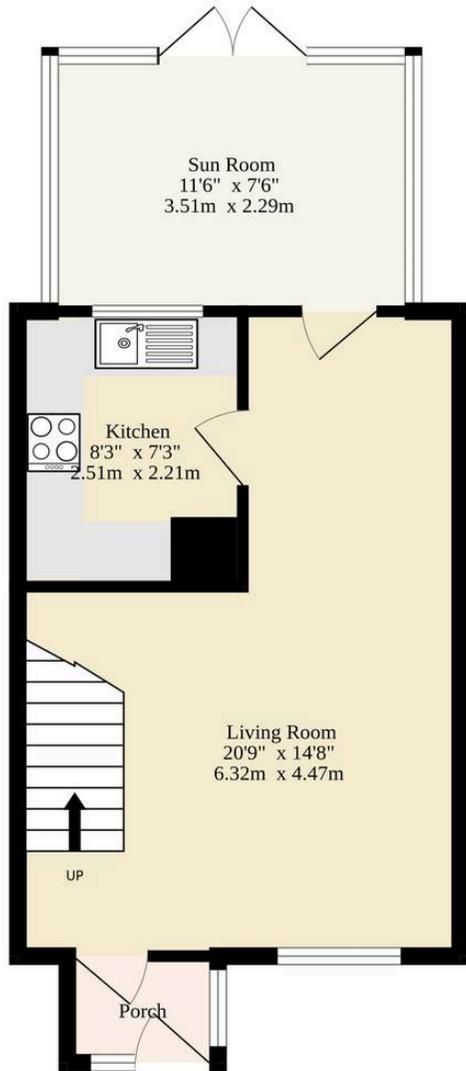
Freehold

Connected to all mains services.

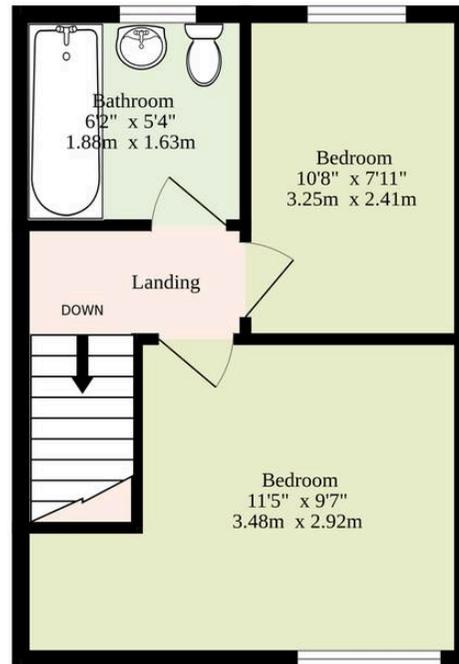


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor
480 sq.ft. (44.6 sq.m.) approx.



1st Floor
247 sq.ft. (22.9 sq.m.) approx.



2nd Floor
68 sq.ft. (6.3 sq.m.) approx.



Sqft Includes The Office.

TOTAL FLOOR AREA : 795 sq.ft. (73.9 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

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