



93 Colville Road, Oulton Broad South

Lowestoft



Minors & Brady

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Oulton Broad South, Lowestoft

Enjoying a quiet position within the desirable area of Oulton Broad South, this detached bungalow offers a relaxed, well-balanced lifestyle where comfort, space and ease of living take centre stage. With a light-filled interior, thoughtful modern upgrades and a layout that works equally well for families, downsizers or those seeking single-level living, the home provides flexible accommodation complemented by a private garden and practical off-road parking, all within a peaceful residential setting.

- Detached bungalow positioned down a quiet residential road in the desirable area of Oulton Broad South, Lowestoft
- Suitable choice for a family, someone looking to downsize without compromising on comfort and style, or if you require a single-level layout
- Showcases a modern, light-filled interior that can easily adapt to your own preferences and style
- Recent upgrades include a brand-new kitchen, flooring throughout and a roof
- Spacious living/dining room accentuated by a feature fireplace and sliding doors out to the garden, inviting relaxation and entertaining
- Brand-new kitchen fitted in 2025, equipped with modern cabinetry, wooden worktops, an integrated oven, a gas hob, a central island and areas for your own appliances
- Three bedrooms, two doubles with large bay-windows, offering comfort and privacy
- Shower room comprising of a modern three-piece suite, including a walk-in shower
- A large, private garden featuring a shingled area for outdoor seating, a maintained lawn, planted borders and a large timber storage shed
- A driveway providing off-road parking, a garage for storage/workshop use and a lawn front garden





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Location

Colville Road is situated in the Oulton Broad South area of Lowestoft, offering a predominantly residential setting with a calm, suburban atmosphere. The street lies just a short distance from Oulton Broad, one of the largest inland waterways in the region, providing opportunities for walking, cycling, boating, and general outdoor recreation. This proximity to the broad makes the area appealing for those who enjoy water-side leisure while remaining connected to the town.

Local amenities are conveniently close. Residents have easy access to small supermarkets and convenience stores, including Co-op and One Stop branches nearby, along with independent shops and local services such as cafés, takeaways, and automotive services scattered along surrounding streets. Families benefit from nearby schools such as Dell Primary School and Elm Tree Primary School, both within walking distance, with Westwood Primary School slightly further but still easily accessible. For secondary education, East Point Academy serves the area and is a short drive away, making it practical for older students.

Transport links are strong for a suburban location. Oulton Broad South railway station is within easy reach, connecting to Lowestoft town centre, Norwich, and other destinations along the East Suffolk line. Bus routes run along the main corridors, offering regular services to surrounding areas and central Lowestoft. Road access is straightforward for commuting or accessing the wider Suffolk coast.



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Positioned along a quiet residential road in the sought-after area of Oulton Broad South, this detached bungalow offers a relaxed way of living with the ease and practicality of a single-level layout. Well suited to families, those looking to downsize without sacrificing comfort or style, or anyone seeking accessible living, the home strikes a thoughtful balance between modern updates and adaptable space.

Inside, the property reveals a bright, welcoming interior that has been carefully refreshed and can easily be tailored to suit your own tastes. Recent improvements include a brand-new kitchen fitted in 2025, new flooring throughout and a recently replaced roof, providing peace of mind alongside a contemporary finish.

A useful porch offers space for coats and outdoor wear before leading into the entrance hall, setting the tone for the rest of the home. The spacious living and dining room forms the heart of the property, featuring a characterful fireplace and sliding doors that open directly onto the garden, perfect for everyday relaxation as well as hosting friends and family.

The newly installed kitchen is both practical and stylish, fitted with modern cabinetry, warm wooden worktops, an integrated oven, gas hob and a central island. There is ample space for your own appliances, making it a kitchen that works as well as it looks.



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Accommodation is thoughtfully arranged with three bedrooms, including two generous doubles with large bay windows that allow plenty of natural light while offering a sense of privacy and comfort. The shower room is finished with a modern three-piece suite, complete with a walk-in shower.

Outside, the property continues to impress. The rear garden is notably private and well maintained, featuring a shingled seating area ideal for outdoor dining, a neat lawn, established planted borders and a large timber shed for storage or hobbies. To the front, a lawned garden enhances the approach, while the driveway provides off-road parking and leads to a garage, suitable for additional storage or workshop use.

A well-cared-for home in a desirable setting, this bungalow offers an easy, comfortable lifestyle with flexible space, modern upgrades and a peaceful location close to the amenities of Oulton Broad.

Agents Notes

Freehold
Connected to all mains services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
818 sq.ft. (76.0 sq.m.) approx.



Sqft Excludes The Porch, Hallway And Garage.

TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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