



12 Beccles Road, Oulton Broad South

Lowestoft



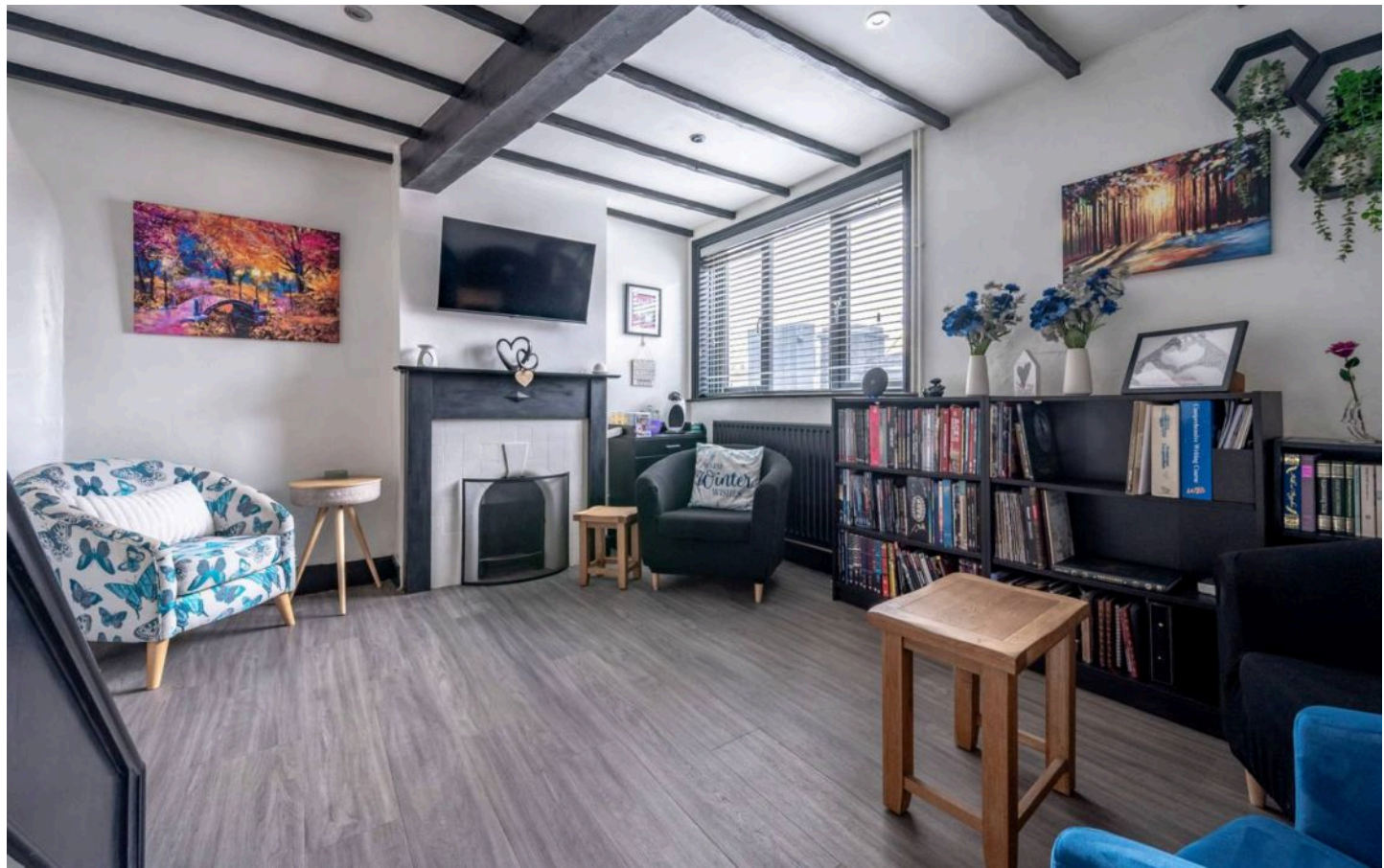
Minors & Brady



## 12 Beccles Road

Oulton Broad South, Lowestoft

With two versatile annexes providing privacy and independence, this substantial detached home in Oulton Broad South offers flexible accommodation for family and guests. The main residence includes a cosy front snug with decorative fireplace, a spacious living room with beams, and a country-style kitchen featuring exposed brickwork, tiled flooring, and a range cooker at its centre. Three bedrooms, a family bathroom, and a flexible office are complemented by the annex within the house, while a self-contained garden annex at the end of the grounds offers open-plan living and an ensuite. Outside, the secluded gardens feature sweeping lawns, raised decking, a summerhouse/greenhouse, and a detached garden room and entertainment bar, alongside ample parking, EV charging, and a rear attached garage/workshop, creating a home suited to both family life and entertaining.



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# 12 Beccles Road

## Oulton Broad South, Lowestoft

- Substantial detached residence positioned in a prominent location in the highly sought-after Oulton Broad South, offering easy access to local amenities and the waterways
- Spacious and flexible accommodation throughout the main house, combining traditional character with modern living, including exposed beams, original tiled flooring, and carefully maintained interiors
- Self-contained garden annex at the end of the grounds featuring an open-plan kitchen, dining, and living area and a double bedroom with an ensuite, suitable for multi-generational living
- Annex within the main residence comprising a lounge with exposed brick wall and wood burner, ground-floor shower room, and a double bedroom
- Country-style kitchen in the main house with exposed brickwork, tiled flooring, range cooker with brick surround, Butler sink, quality cabinetry, space for appliances, and a breakfast area
- Welcoming front snug with decorative fireplace and beams, alongside a spacious living room with large front-facing window and characterful beams, providing flexible family living
- Dedicated office space adaptable for working from home or as a children's playroom, providing privacy and functionality
- Expansive and secluded gardens featuring sweeping lawns, mature trees, raised decking perfect for alfresco dining, and a brick-built summerhouse/greenhouse suitable for gardening or storing equipment
- Detached garden room and entertainment bar offering a versatile space for hosting occasions, summer gatherings, or family events, with direct access to the rear gardens
- Ample off-road parking with shingled driveway and gated access to a paved driveway, EV charging point, and a rear attached garage/workshop providing practical storage and workspace



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# 12 Beccles Road

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## Location

Beccles Road in Oulton Broad South is a well-situated residential area that offers both convenience and connectivity. It lies just a short walk from Oulton Broad South railway station, making rail travel to Lowestoft, Norwich, and other parts of East Anglia straightforward. The road itself benefits from nearby amenities, including a Tesco petrol station just down the road for fuel and everyday essentials, as well as a range of local shops, cafés, and small retail outlets in the surrounding streets, providing practical options for day-to-day living.

Families are well served with local schools within easy reach. Dell Primary School and Elm Tree Primary School are the closest primary options, while East Point Academy offers secondary education nearby. Additional secondary schools and further education options are easily accessible by short drives or bus journeys.

Transport links extend beyond the railway, with frequent local bus services connecting residents to Lowestoft town centre, surrounding suburbs, and nearby villages. Road connections are strong, with the A146 providing direct routes toward Beccles and Norwich.





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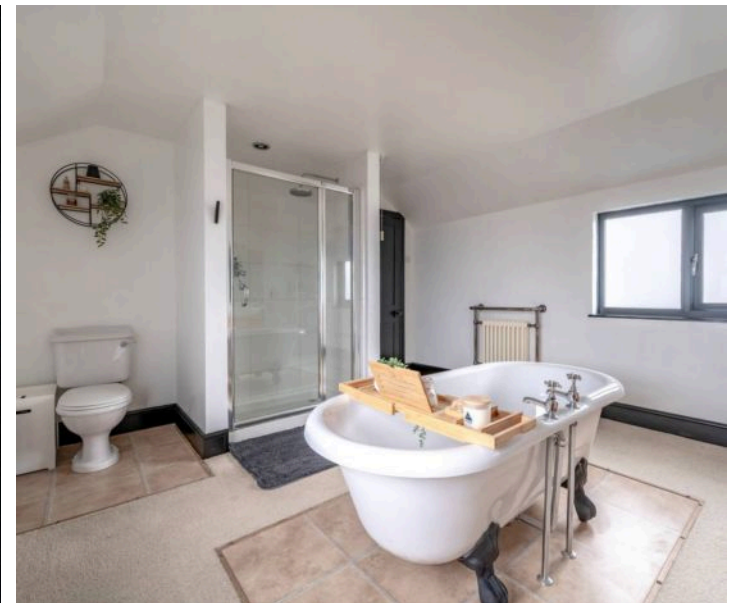
Oulton Broad South, Lowestoft

Positioned on a prominent plot in the highly sought-after Oulton Broad South, this exceptional family home offers a blend of traditional charm and versatile modern living. With spacious, thoughtfully arranged accommodation, a homely and well-presented interior, and multiple annexes for extended family or multi-generational living, the property provides a rare lifestyle opportunity.

The rendered exterior, complemented by Anthracite windows and doors, immediately commands attention. A shingled driveway at the side provides off-road parking for two vehicles, while gated access leads to a vast paved driveway that sweeps around to the rear, offering ample space for additional cars and an EV charging point. To the rear of the house, an attached garage/workshop offers practical storage and workspace.

A welcoming entrance hall leads into the front reception room, currently arranged as a cosy snug, featuring a decorative fireplace and exposed beams that set the tone for the home's characterful interior. Adjacent lies the spacious living room, framed by a large front-facing window and elegant beams, while a versatile office provides an ideal space for working from home or could be repurposed as a children's playroom.

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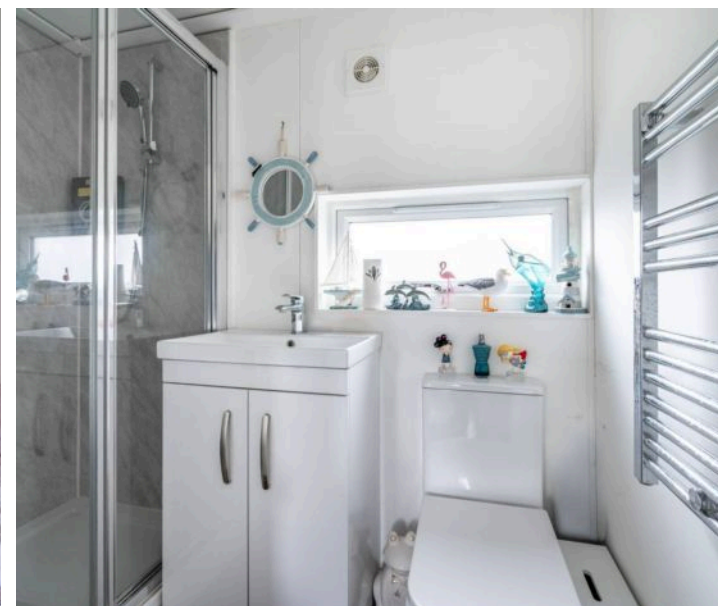
Oulton Broad South, Lowestoft

The heart of the home is the country kitchen, where original tiled flooring and exposed brickwork provide an enduring sense of warmth. A range cooker with brick surround forms the focal point, accompanied by high-quality cabinetry, a Butler sink, generous under-counter appliance space, and room for a breakfast table, while a separate utility room offers further storage, laundry facilities, and a convenient WC.

One of the annexes, situated to the left of the main residence, comprises a charming lounge with an exposed brick wall and wood burner, a ground-floor shower room, and a staircase leading to a double bedroom with skylights and a built-in wardrobe, perfect for guests or older children seeking privacy.

The main staircase rises to three well-proportioned bedrooms, alongside a flexible office space and a large family bathroom, complete with dual sinks, a freestanding bath, a shower cubicle, and a toilet, designed to offer both comfort and style.

The gardens are equally impressive: expansive, secluded, and meticulously maintained, with a sweeping lawn bordered by mature trees. A converted garden room/entertainment bar is ideal for hosting occasions and summer gatherings. Sliding doors from the rear open onto raised decking, perfect for outdoor dining and enjoying the grounds. A substantial brick-built summerhouse/greenhouse provides additional space for garden equipment or cultivating fresh produce.





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At the end of the garden, a self-contained annex/cabin offers a modern open-plan kitchen, dining, and living area, seamlessly designed for effortless day-to-day living. Fitted with modern cabinetry, integrated appliances, and ample natural light, the space is complemented by a double bedroom and an ensuite bathroom, providing a private retreat for guests or family members.

With its combination of substantial accommodation, versatile living spaces, and beautifully landscaped grounds, this residence represents an extraordinary opportunity to enjoy all that Oulton Broad South has to offer, a beautiful family home designed for contemporary life yet brimming with character and charm.

## Agents Notes

Freehold

Connected to all mains services.







Total Sqft Includes The Outbuildings.

TOTAL FLOOR AREA : 2884 sq.ft. (267.9 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

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