



25 Breydon Way, Oulton Broad South

Lowestoft



Minors & Brady

25 Breydon Way

Oulton Broad South, Lowestoft

Set on a quiet, residential road in the highly desirable Oulton Broad South, this beautifully renovated detached bungalow offers a bright and welcoming home with a practical, single-level layout. Occupying a generous, private plot, the property provides 744 sq ft of adaptable living space, perfect for those looking to downsize or enjoy a home that can easily accommodate changing needs. The interiors are filled with natural light, creating an inviting atmosphere throughout, while the dual-aspect sitting and dining room, modern kitchen, and light-filled conservatory provide versatile spaces for both everyday living and entertaining. Two well-proportioned double bedrooms and a contemporary shower room ensure comfort and privacy, complemented by a private garden, driveway, and garage. Offered chain free, this home combines thoughtful renovation with a peaceful location, ready to meet the needs of its next owner.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



M&B

25 Breydon Way

Oulton Broad South, Lowestoft

Oulton Broad South

Breydon Way is located in Oulton Broad South, a well-established residential area in Lowestoft, Suffolk. Within a short walk, residents have access to small local shops, cafés, and convenience stores that serve daily needs. For larger retail options, Pakefield Retail Park is just a short drive away, featuring stores like Aldi, The Range, and other national retailers, alongside casual dining and coffee options.

Families in the area benefit from several schools nearby. Primary education is served by Elm Tree Primary School, Dell Primary School, and Westwood Primary School, while secondary education is available at East Point Academy and Pakefield High School, all within a reasonable distance for daily travel.

Transport links make the area well connected. Oulton Broad South railway station is within walking distance, offering direct services toward Lowestoft, Ipswich, and connections further afield. Multiple local bus routes pass through the area, providing access to the town centre, surrounding suburbs, and coastal destinations.



M&B

25 Breydon Way

Oulton Broad South, Lowestoft

Offered chain free, this beautifully renovated detached bungalow is set on a quiet, residential road in the highly desirable Oulton Broad South. Presented to an exceptional standard, it occupies a generous, private plot and provides 744 sqft of versatile accommodation, ideal for those seeking a single-level home or a practical option for downsizing.

The porch offers a practical entrance, suitable for outdoor wear, and leads into a dual-aspect sitting and dining room, filled with natural light. The space is inviting and comfortable, providing the perfect environment for relaxation and entertaining, with a layout that can easily be adapted to individual needs.

The newly fitted kitchen is both stylish and functional, featuring contemporary cabinetry, a sink and drainer unit, and an integrated oven. From the kitchen, access opens into the light-filled conservatory, which extends the reception space and can be used as a seating area or utility space, with views over the garden.

There are two well-proportioned double bedrooms, offering comfort and privacy, alongside a modern shower room comprising a three-piece suite, designed with clean lines and practical finishes.

Externally, the property benefits from a private garden featuring a paved patio for outdoor seating, a lawn bordered by established shrubs, and side access into the garage. The front garden is paved with a driveway providing off-road parking for multiple vehicles, with the garage offering additional storage.

With its thoughtful renovation, spacious accommodation, and private setting, this chain-free bungalow provides a versatile home that is ready to meet the needs of its next owner.

M&B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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
744 sq.ft. (69.1 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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Dreaming of this home? Let's make it a *reality*.



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Meet *Bradley*
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Your home, our market

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