



43 Westland Road, Oulton Broad South

Lowestoft



Minors & Brady

43 Westland Road

Oulton Broad South, Lowestoft

Imagine arriving home to a beautifully presented property where everything has already been thoughtfully updated and designed for modern living. This three-bedroom link-detached residence in Oulton Broad South offers a superb balance of comfort, style and practicality, making it an ideal home for families or those seeking flexible living space close to the Broads and local amenities. Recently renovated throughout, the property features bright and welcoming reception areas, a contemporary kitchen, and a conservatory that opens onto a private garden with charming features including an ornamental koi pond. With underfloor heating, new carpets and oak flooring, along with driveway parking and a garage, this turn-key home provides a ready-made lifestyle in one of Lowestoft's most desirable residential areas.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Underfloor heating.





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Oulton Broad South

Westland Road is located in Oulton Broad South, a peaceful residential area on the southern edge of Lowestoft. It sits roughly half a mile from Oulton Broad, giving easy access to the waterside for walking, cycling, or boating. Local daily amenities are close at hand, with small convenience stores and cafés along surrounding streets. For larger shopping trips, Pakefield Retail Park, just under 2 miles away, offers a variety of retailers. Here, the closest supermarkets are Morrisons and ALDI, along with other stores such as The Range and B&M, providing everything from groceries to household goods within a short drive. Additional supermarkets, including Tesco and Asda, are located in central Lowestoft, roughly a 5-10 minute drive.

Families benefit from several nearby schools. Elm Tree Primary School and Westwood Primary School are within walking distance, while East Point Academy and Pakefield High School are easily reached by bus or car. Transport links are straightforward: Oulton Broad South railway station is close, with services to Lowestoft and the East Suffolk line, and regular local buses run along the main routes connecting residents to town centre amenities, retail parks, and coastal areas.



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The property is approached via a welcoming entrance hall that immediately sets the tone for the home's bright and airy interior. Finished with new flooring and benefitting from underfloor heating, the hallway provides an inviting introduction while connecting seamlessly to the main living areas.

The living room is a spacious and light-filled space designed for both relaxation and entertaining. Large windows allow natural light to flow throughout, creating a comfortable and welcoming atmosphere. Double doors open through to the dining room, providing flexibility for everyday family living or hosting guests, while also allowing the rooms to be enjoyed as a more open-plan arrangement when desired.

The formal dining room offers an ideal setting for family meals and social gatherings, with convenient access through to the kitchen. The kitchen itself is fitted with a full range of contemporary storage cupboards set around extended work surfaces, complemented by an inset stainless steel sink with mixer tap. Integrated appliances include a fitted cooker with ceramic hob and overhead extractor hood, while there is also space allocated for a washing machine and dishwasher, ensuring practicality for day-to-day use.

Extending the reception space further is a conservatory, providing a versatile additional sitting or dining area. Surrounded by double-glazed windows that overlook the garden, the room enjoys a pleasant outlook and an abundance of natural light. French doors open directly onto the garden, creating a connection between indoor and outdoor living during the warmer months.



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Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully arranged to maximise comfort and flexibility. Two of the bedrooms benefit from built-in storage, while the third room provides adaptable space that could equally serve as a home office, dressing room or nursery depending on individual needs.

The modern shower room is well appointed and comprises a low-level WC, pedestal wash basin with mixer tap and a walk-in glass shower enclosure housing a mains-fed shower. Tiled walls add a clean and contemporary finish to the space.

To the rear, the property enjoys a private and thoughtfully arranged garden designed with ease of maintenance in mind. The garden features a combination of shingled and paved areas, creating pleasant seating and relaxation spaces. A charming bridge rises over an ornamental koi fish pond, providing a distinctive focal point within the garden. Established planting beds and mature shrubbery add greenery and character, while a bunker-style shed offers practical storage for garden equipment.

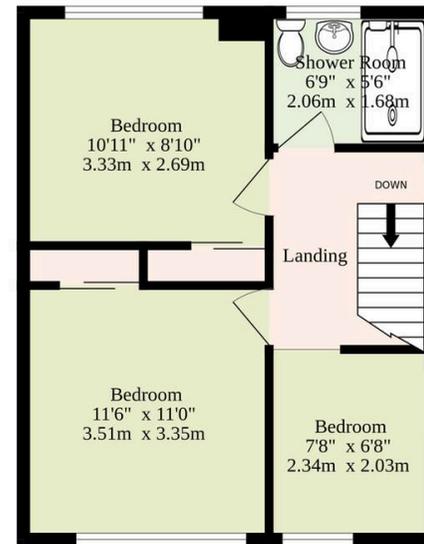
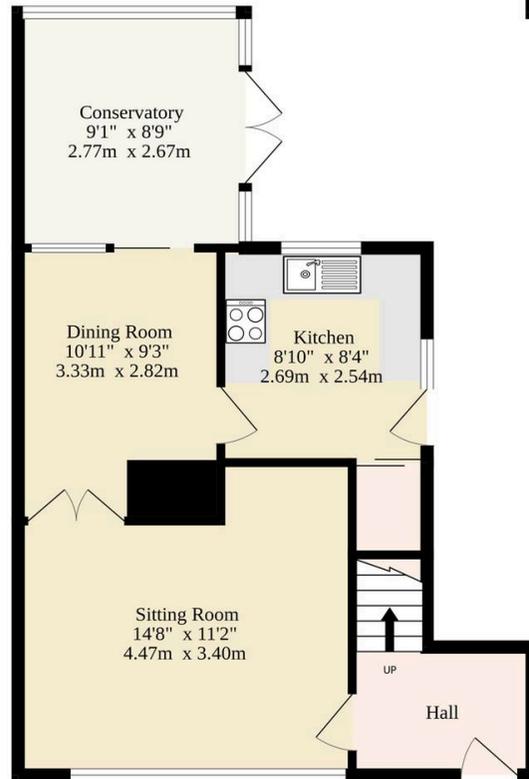
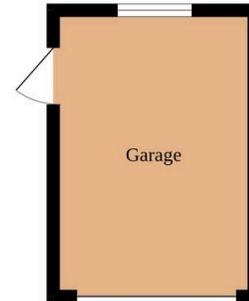
At the front of the property, a well-maintained garden enhances the home's kerb appeal and creates an attractive approach.

A paved driveway provides off-road parking for multiple vehicles and leads to double gates at the rear of the property. Beyond these gates sits a brick-built garage, ideal for use as a workshop or additional storage space.



Ground Floor
438 sq.ft. (40.7 sq.m.) approx.

1st Floor
354 sq.ft. (32.9 sq.m.) approx.



Sqft Does Not Include The Garage.

TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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