



52 Conrad Road, Oulton Broad South

Lowestoft



Minors & Brady

52 Conrad Road

Oulton Broad South, Lowestoft

Set on a generous corner plot in the highly sought-after Oulton Broad South, this chain-free detached home offers spacious, flexible living designed for family life. The entrance hall leads to a bright living room that opens into the dining area, where sliding doors connect seamlessly to the south-facing garden. The kitchen is fitted with modern units, integrated appliances, and under-counter spaces for convenience, with direct access to the annex. The self-contained annex features its own kitchen, living area with French doors, a double bedroom, and a bathroom, ideal for older children, guests, or multi-generational living. Upstairs, three well-proportioned bedrooms are filled with natural light, offering space for rest, work, or play, alongside a family bathroom. Outside, the garden features a patio, lawn, summerhouse, and storage shed, providing a versatile space for everyday life. This is a home ready to welcome a family and support the way they live, work, and enjoy their time at home.



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52 Conrad Road

Oulton Broad South, Lowestoft

- Chain free
- Set in the desirable Oulton Broad South down a quiet residential road, lies this detached residence that sits on a generous-size corner plot
- Exceptional family home with spacious, flexible accommodation that includes a self-contained annex, suitable for older children, multi-generational living or guest use
- Kerb appeal with a large front garden that wraps around the side and a paved driveway providing off-road parking for multiple vehicles
- Spacious living room with an arched opening into the dining room, creating an effortless flow for everyday living and entertaining
- Kitchen fitted with units, an integrated oven, under-counter areas for your appliances and access into the annex hallway
- The annex accommodation includes a fitted kitchen, a living room with French doors, a double bedroom and a bathroom, that can be incorporated into the main residence if an annex is not required
- Three first-floor bedrooms that are bright and airy, with the option to have a home office, dressing room or a nursery
- A private, south-facing garden featuring a patio for seating arrangements, a laid to lawn, a storage shed and a summerhouse
- Easy access to local shops, schools for all ages, transport links and the scenic coastline



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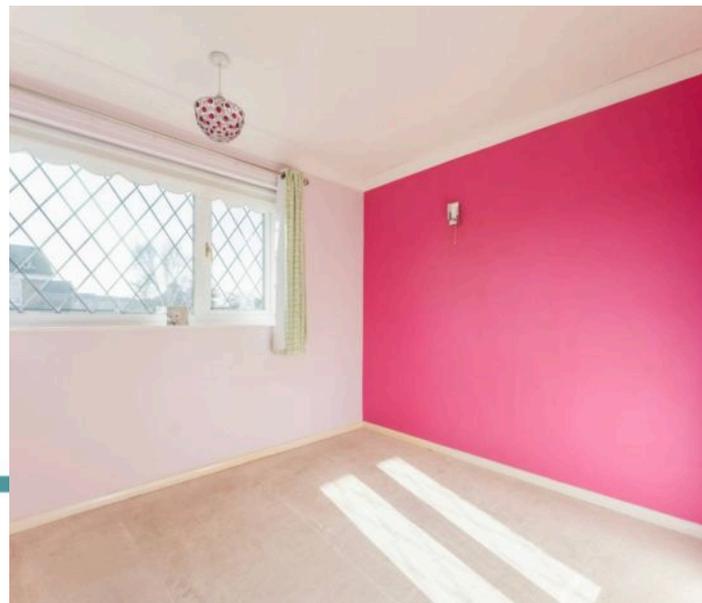
52 Conrad Road

Oulton Broad South, Lowestoft

Set on a quiet residential road in the highly desirable Oulton Broad South, this detached home occupies a generous corner plot, offering space, privacy, and flexibility for modern family life. The property presents excellent kerb appeal, with a large front garden that extends around the side, complemented by a paved driveway providing off-road parking for multiple vehicles.

Step through the entrance hall into a bright and airy space that sets the tone for the rest of the home. The living room flows naturally into the dining area through an elegant arched opening, creating a layout that supports both everyday living and entertaining. Sliding doors connect the living room to the garden, providing a seamless transition from the indoor to the outdoor space.

The kitchen is practical and thoughtfully designed, fitted with units, an integrated oven, and under-counter areas for appliances. From here, the annex hallway offers access to additional living space. The self-contained annex includes a fitted kitchen, a living room with French doors, a double bedroom, and a bathroom. Ideal for older children, guests, or multi-generational living, the annex can also be fully incorporated into the main home if preferred.



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Upstairs, three well-proportioned bedrooms benefit from natural light and versatile layouts. The third bedroom could function as a home office, dressing room, or nursery, depending on your family's needs. The family bathroom features a classic three-piece suite, including a bathtub, toilet and a hand wash basin.

The south-facing garden offers space to enjoy outdoor living, with a patio for outdoor seating arrangements, a lawn for play, and a storage shed for garden equipment. A summerhouse provides an additional space for hobbies, relaxation, or home working.

This property is designed to support the way families live today, combining space, adaptability, and style. Ready to move in, it presents an opportunity to enjoy the lifestyle of Oulton Broad South with a home that caters to everyday life, entertaining, and future possibilities.

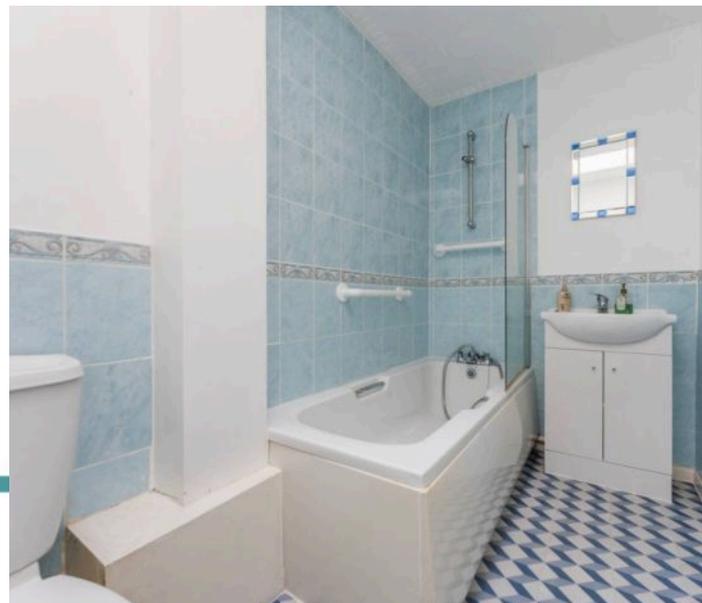
Agents Notes

Freehold

Connected to all mains services.

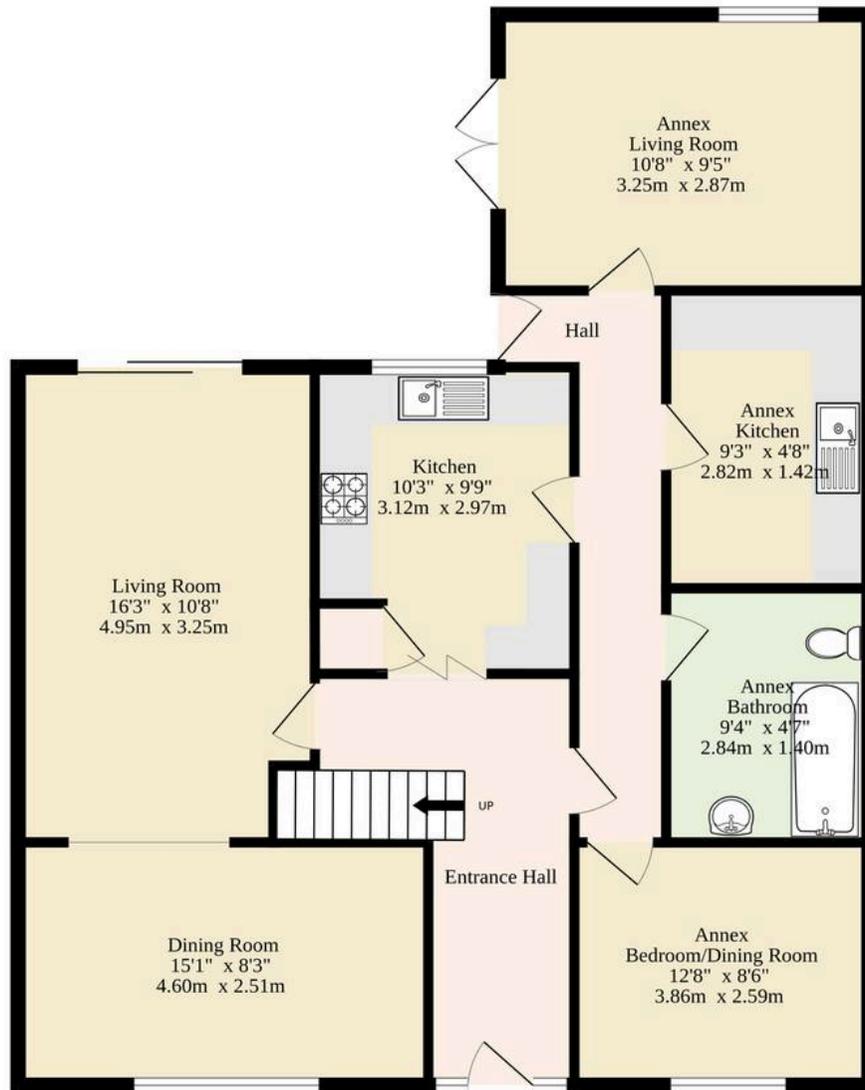
Gas heating through hot air flow vents.

New boiler installed in 2024.

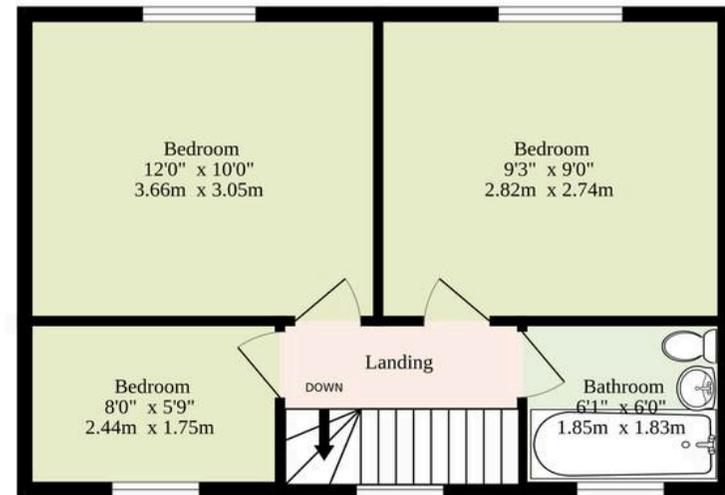


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Ground Floor
813 sq.ft. (75.5 sq.m.) approx.



1st Floor
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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