



39 Highland Way, Oulton Broad South

Lowestoft



Minors & Brady

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Oulton Broad South, Lowestoft

For those seeking a home that offers simplicity without sacrificing space, this well-positioned bungalow in Oulton Broad South presents an inviting opportunity to settle into a more considered pace of living. Offered chain free and set on a generous plot, the property provides well-balanced, single-level accommodation with a bright living room opening into a garden-facing conservatory, a kitchen/dining room, two double bedrooms and a four-piece bathroom. Outside, the private garden is thoughtfully arranged with patio seating, lawn and established planting, while gated access leads to a driveway and garage, adding further practicality. Altogether, a home that is easy to enjoy from day one, with scope to shape over time.



M&B

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Oulton Broad South

Highland Way in Oulton Broad South sits within a settled residential part of south Lowestoft. The setting is suburban, but what gives the area its character is how close it is to open space, within a few minutes you move from housing into the wider Oulton Broad area, with access to the Broads network, waterside walks and green space.

Day-to-day shops, takeaways and small convenience stores can be found around Oulton Broad and Carlton Colville, especially along Bridge Road and Ashburham Way. For bigger retail trips, Pakefield Retail Park is one of the closest main destinations, offering larger stores and chain retailers, with further options along London Road South into Lowestoft town centre. The nearest supermarkets are Asda, Sainsbury's and Morrisons, all a short drive away, along with other typical options in Lowestoft.

Schooling is well covered locally. Nearby primary schools include Dell Primary School, Elm Tree Primary School and Westwood Primary School, all within a short distance. For secondary education, East Point Academy and Pakefield High School are the closest main options, making the area practical for families.

Transport links are straightforward for a coastal town. Oulton Broad South railway station is close enough to be convenient and provides connections toward Lowestoft and Ipswich, linking into the wider rail network. Bus routes run through the surrounding roads, and the A12 is easily accessible, giving a direct route north into Lowestoft and south toward Beccles and beyond.



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Set back from the road and approached via gated access, the property immediately suggests a sense of space and privacy. A paved driveway provides ample off-road parking for multiple vehicles and leads to a garage, complete with a pit for car maintenance, offering practical appeal for those who require additional workspace or have an interest in vehicles. Internally, the accommodation is arranged around a welcoming entrance hall that provides a natural introduction to the home. The main reception room is a comfortable living space, designed for both everyday use and more social occasions. Sliding doors open into the conservatory, allowing natural light to pass through and creating a pleasing connection between the two areas.

The conservatory extends the reception space and enjoys views across the garden, offering a versatile setting that can be adapted to suit a range of uses, from informal seating to dining or hobbies, while maintaining a close link to the outside.

The kitchen/dining room is practical and well laid out, fitted with a range of units and an integrated oven, with designated areas for additional appliances. There is sufficient space for dining, making it a sociable part of the home, with potential for further updating or reconfiguration if desired.



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The bungalow offers two well-proportioned double bedrooms, each providing comfortable accommodation. One benefits from built-in wardrobes, ensuring useful storage. The bathroom is arranged with a four-piece suite, including a separate bathtub and shower cubicle, offering flexibility for different preferences.

Outside, the rear garden is a notable feature, being both generous in size and thoughtfully arranged. A paved patio provides an ideal space for outdoor seating, while the lawn is bordered by established planting that brings structure and seasonal interest. A greenhouse is also in place, suited to those who enjoy gardening or growing their own produce.


Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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

Approx. 86.0 sq. metres (925.8 sq. feet)



Total area: approx. 86.0 sq. metres (925.8 sq. feet)

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.

Plan produced using PlanUp.

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