



2 Stanley Road, Oulton Broad

Lowestoft



Minors & Brady

2 Stanley Road

Oulton Broad, Lowestoft

Bathed in natural light and set on the edge of Lake Lothing, this semi-detached home offers four floors of flexible living with uninterrupted waterside views. The first-floor lounge opens onto a balcony overlooking the lake, providing a private spot to relax or entertain, while the contemporary Shaker kitchen with French doors leads to a sun deck with a hot tub, creating a seamless connection between indoor and outdoor living. The principal suite features a Juliet balcony, with two further double bedrooms and a versatile fourth bedroom across the upper floors, offering space for family, guests, or work-from-home arrangements. Outside, private parking, a gated side access, and secure outdoor areas complement the property's layout, while excellent transport links to Norwich, Ipswich, and London make it both convenient and distinctive. With carefully considered design and a prime waterside location, this home presents a rare opportunity to enjoy contemporary living in one of the area's most sought-after settings.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Maintenance fee: £200 p/a for sewage pump.



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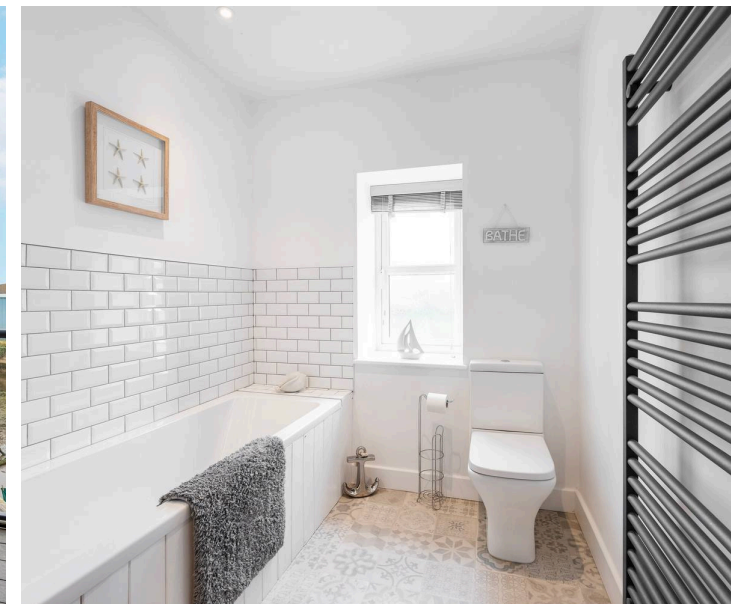
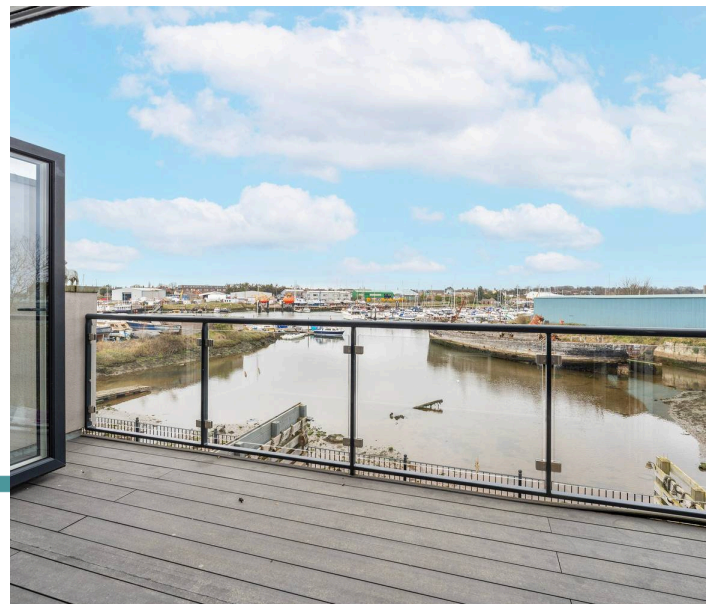


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Oulton Broad, Lowestoft

- Offered chain free
- Semi-detached contemporary home arranged over four floors, offering flexible and practical living space
- Waterside position on the edge of Lake Lothing with uninterrupted views over the lake and marina
- First-floor lounge with balcony, providing a dedicated space for relaxing or entertaining
- Shaker-style kitchen with integrated appliances, solid work surfaces, and French doors leading to a sun deck
- Principal bedroom with Juliet balcony overlooking the water and an en-suite shower room
- Three further bedrooms, including a large L-shaped fourth-floor room with Velux windows and eaves storage
- Private parking for two vehicles and gated side access to a sun deck with hot tub
- Gas-fired central heating, hard-wired alarm with CCTV, and a fire suppression misting system for added safety
- Convenient transport links to Norwich, Ipswich, and London, combining accessibility with a desirable waterside location



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Oulton Broad South

Lake View Terrace in Oulton Broad South is situated directly on the edge of Oulton Broad, with easy access to riverside walks and boating. The street is close to local shops, cafés, and takeaways along Bridge Road, while larger stores such as Asda are a short drive away, making everyday shopping convenient.

The area is served by both Oulton Broad South and Oulton Broad North railway stations, providing regular services to Lowestoft, Ipswich, and Norwich. Local bus routes link the neighbourhood to the town centre and surrounding villages. Nearby schools include Dell Primary School and Elm Tree Primary School, with secondary education available at East Point Academy and Pakefield High School.

Living at Lake View Terrace offers easy access to waterside recreation, local shops, transport links, and schools, providing a practical and active lifestyle close to the amenities of central Lowestoft.



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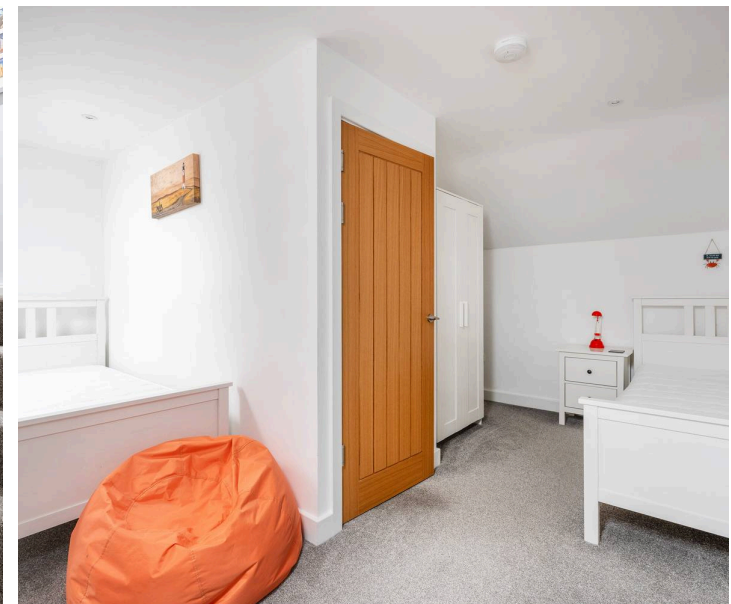
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A striking semi-detached contemporary home occupies a prime waterside position on the edge of Lake Lothing, with views across the lake and marina. The property has direct transport links to Norwich, Ipswich, and London, making it suitable either as a family home or as an investment, having previously operated successfully as a holiday let. Spread over four floors, the accommodation offers flexible living space with high-quality finishes throughout.

The entrance hall, featuring solid Oak doors and Karndean flooring, provides access to a cloakroom and a utility room. The utility room is fitted with Shaker-style units, a butler sink, and space for appliances, with a large cupboard housing the boiler and hot water cylinder. The kitchen and dining area includes Shaker-style cabinetry with extended work surfaces, a full-range of integrated appliances, and French doors opening onto a terrace, providing an ideal setting for indoor and outdoor dining.

On the first floor, the lounge has a balcony with direct views over the water. This level also includes a flexible third bedroom and a family bathroom with a double-width shower and separate bathtub.



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The second floor houses the principal bedroom with a Juliet balcony overlooking Lake Lothing and an en-suite shower room with modern fixtures. A second double bedroom is also located on this floor.

The third-floor landing leads to a large L-shaped fourth bedroom with Velux skylights and eaves storage, offering a versatile space for a guest room, office, or additional bedroom.

Outside, the property has a wide open-plan frontage with parking for two vehicles. A gated side access leads to the private terrace with composite decking, wrought iron railings, and an indulgent hot tub.

This property represents a rare opportunity to acquire a modern home with extensive waterside views and well-considered living accommodation across four floors. Whether for family life or as a high-performing investment, the home delivers a combination of space, location, and quality that is rarely found in the area.



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Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)
(excluding Decking, WC)



Decking
4.41m (14'6")
x 5.82m (19'1") max

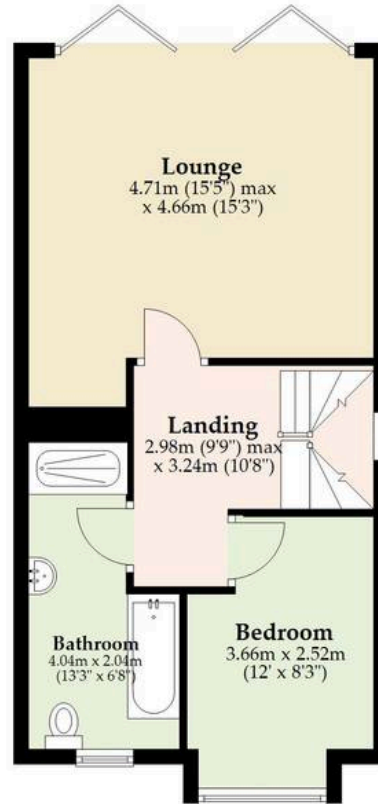
Kitchen/Dining Room
5.57m (18'3") max
x 4.66m (15'3")

Entrance Hall
5.18m (17') max
x 4.66m (15'4") max

Utility
3.13m (10'3") max
x 3.24m (10'8") max

First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Lounge
4.71m (15'5") max
x 4.66m (15'3")

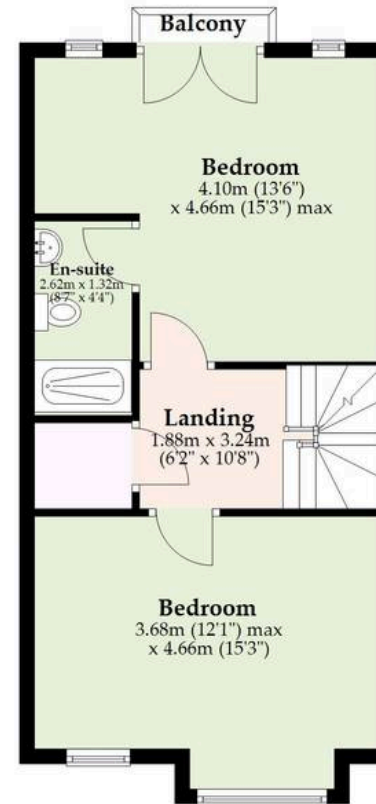
Landing
2.98m (9'9") max
x 3.24m (10'8")

Bathroom
4.04m x 2.04m
(13'3" x 6'8")

Bedroom
3.66m x 2.52m
(12' x 8'3")

Second Floor

Approx. 44.5 sq. metres (478.6 sq. feet)
(excluding Balcony)



Balcony

Bedroom
4.10m (13'6")
x 4.66m (15'3") max

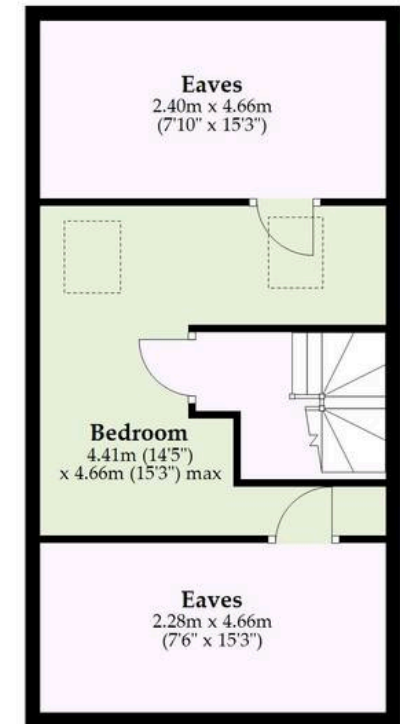
En-suite
2.62m x 1.32m
(8'7" x 4'4")

Landing
1.88m x 3.24m
(6'2" x 10'8")

Bedroom
3.68m (12'1") max
x 4.66m (15'3")

Third Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Eaves
2.40m x 4.66m
(7'10" x 15'3")

Bedroom
4.41m (14'5")
x 4.66m (15'3") max

Eaves
2.28m x 4.66m
(7'6" x 15'3")

Total area: approx. 181.6 sq. metres (1954.4 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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Minors & Brady
Your home, our market

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