



12 Loxley Road, Oulton Broad South

Lowestoft



Minors & Brady

12 Loxley Road

Oulton Broad South, Lowestoft

Set on a quiet road in the sought-after Oulton Broad South, this semi-detached bungalow occupies a generous plot and offers bright, flexible accommodation. The home includes three double bedrooms, one with sliding doors opening onto a west-facing garden, a dual-aspect living room filled with natural light, and a modern kitchen with a rear utility area. A self-contained annex with a double bedroom and ensuite shower room provides additional space for guests or family. Outside, the garden is enclosed and features a patio, lawn, and storage shed, while a paved driveway offers off-road parking. With its well-planned layout, light-filled interiors, and convenient location close to local amenities and schools, this property provides an inviting home in one of Oulton Broad South's most desirable areas.



12 Loxley Road

Oulton Broad South, Lowestoft

- Down a quiet, residential road in the sought-after area of Oulton Broad South, lies this semi-detached bungalow that sits on a generous plot
- Offers spacious and flexible accommodation, with a self-contained annex that includes a double bedroom and an ensuite shower room
- Boiler only two years old
- Dual-aspect living room that is filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, a freestanding oven, plumbing for a washing machine and areas for your own appliances, with a rear lobby/utility room
- Three double bedrooms within the main residence, one of which has sliding doors out to the garden, creating the flexibility to have a home office, playroom or a dining room
- Shower room comprising of a modern three-piece suite, including a large walk-in shower
- A large, west-facing rear garden that is privately enclosed, featuring a patio for seating arrangements, a laid to lawn and a timber storage shed
- A paved driveway providing off-road parking for multiple vehicles
- Easy access to amenities, including shops, schools, transport links and the scenic coastline



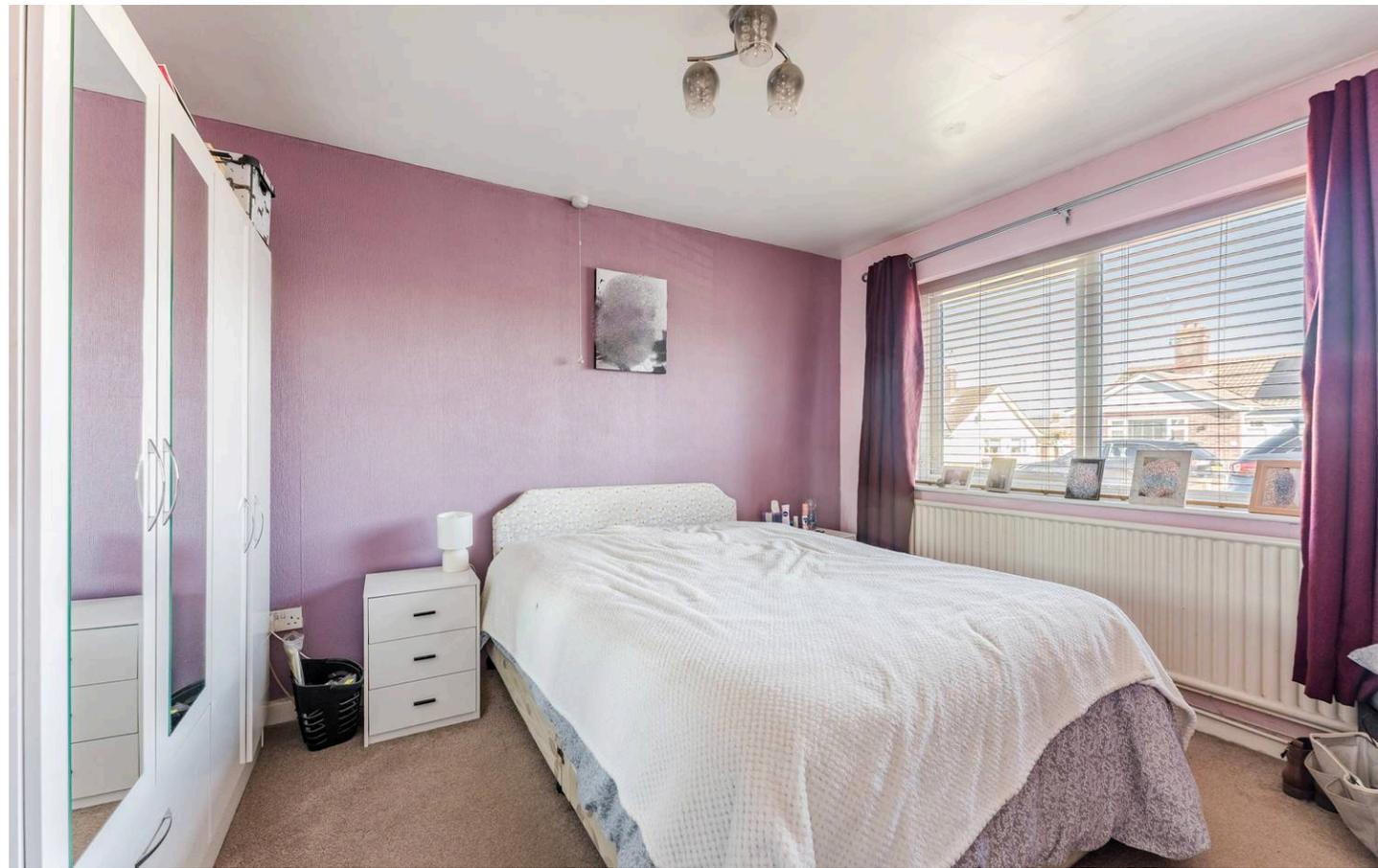
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Oulton Broad South

Loxley Road in Oulton Broad South offers a well-connected, residential setting with convenient access to local amenities. The street is close to Oulton Broad South railway station, providing direct connections to Lowestoft, Norwich, and beyond. Everyday shopping needs are served by nearby stores including a Co-op, Tesco Express, and several local convenience shops, while larger shopping is available at North Quay Retail Park with Morrisons, Currys, Argos, and TK Maxx, and Pakefield Retail Park with B&M and Aldi.

Healthcare services are within easy reach, including Oulton Broad Medical Centre and nearby pharmacies. Oulton Broad itself provides waterside walks, boating access, and green spaces such as Nicholas Everitt Park, alongside cafés, restaurants, and pubs that support an active community lifestyle. Local education options include Dell Primary School, Elm Tree Primary School, and Oulton Broad Primary School, with Pakefield High School serving older students. Bus routes and local roads ensure convenient travel across Lowestoft and surrounding areas, combining practical day-to-day living with leisure opportunities on the Broad.



M&B

12 Loxley Road

Oulton Broad South, Lowestoft

Down a quiet, residential road in the sought-after area of Oulton Broad South, this semi-detached bungalow sits on a generous plot and provides spacious, flexible accommodation. The property is light and welcoming, offering a practical layout suited to modern living.

A paved driveway at the front allows off-road parking for multiple vehicles, while the well-maintained garden provides an attractive approach to the home. Inside, a bright entrance hall greets visitors and leads directly to the dual-aspect living room. With windows to the front and rear, this room is filled with natural light, creating a comfortable space for both relaxation and entertaining.

The kitchen is fitted with modern cabinetry and includes a freestanding oven, plumbing for a washing machine, and space for additional appliances. A rear lobby/utility room provides further practical storage and adds convenience to everyday living.

There are three double bedrooms within the main residence. One of these has sliding doors that open directly onto the rear garden, offering flexibility to use the room as a home office, playroom, or dining area.

A contemporary shower room completes the main accommodation, featuring a three-piece suite and a generous walk-in shower. The boiler, installed just two years ago, ensures efficient heating and hot water throughout the home.



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The property also includes a self-contained annex, comprising a double bedroom and an ensuite shower room. This separate space is ideal for guests, extended family, or as a home office.

The rear garden faces west and is fully enclosed, providing a private outdoor area. A paved patio offers a setting for seating and dining, while the lawn provides additional space for outdoor activities. A timber storage shed adds practical storage without interrupting the garden's open feel.

Overall, the property offers adaptable accommodation on a large plot in a sought-after location. Its combination of light, space, and practical features makes it well suited to a range of lifestyles. With easy access to local amenities, schools, and the surrounding natural environment of Oulton Broad South, it presents a strong opportunity for buyers looking for a home with both convenience and flexibility.

Agents Notes

Freehold

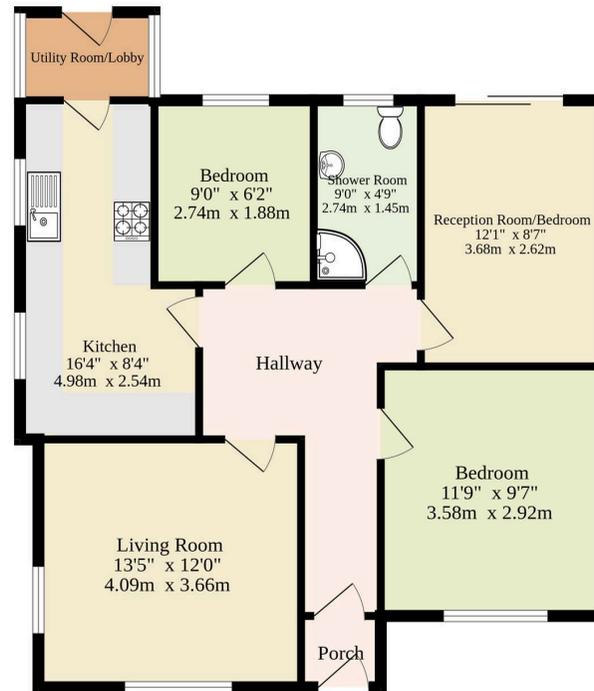
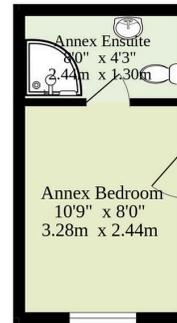
Connected to mains water, electricity, gas and drainage.

Gas central heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(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
859 sq.ft. (79.8 sq.m.) approx.



Sqft Includes The Annex.

TOTAL FLOOR AREA : 859 sq.ft. (79.8 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

 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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