



107a, Elm Tree Road, Oulton Broad South

Lowestoft



Minors & Brady

107a, Elm Tree Road

Oulton Broad South, Lowestoft

Sunlight fills every corner of this executive detached bungalow, showcasing its spacious and versatile accommodation. Offering three bedrooms plus an attic room, the property provides flexible living for families, professionals, or those who enjoy hosting guests. At the heart of the home is a generous living room and dining area, while the modern kitchen is well-equipped with integrated appliances and ample work surfaces. The master bedroom benefits from an ensuite, and two further bedrooms, including a room currently used as a study, provide adaptability to suit different lifestyles. Outside, the west-facing garden is a standout feature, complete with a heated swimming pool, jacuzzi, outdoor shower, summerhouse, and patio, creating a private and inviting space for relaxation or entertaining. Additional practical elements include a garage with light and power, off-road parking for multiple vehicles, and a quiet cul-de-sac location in the highly regarded Oulton Broad South.



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- Executive detached bungalow set in a quiet cul-de-sac in the sought-after Oulton Broad South, within close proximity to a wide range of essential amenities
- Modern kitchen with quality cabinetry, integrated appliances, laminate work surfaces, and a practical layout
- Spacious living room and dining area, filled with natural light and direct access to the garden
- Additional reception/study room providing access to the attic room, that can easily adapt to your own lifestyle preferences
- Master bedroom with fitted wardrobes and a private ensuite shower room
- Two further ground-floor bedrooms plus an attic room, with the flexibility to have a home office, dressing room or a nursery
- West-facing garden with heated swimming pool, jacuzzi, outdoor shower, timber summerhouse, and extensive patio
- Garage with light, power, and additional storage space
- Off-road parking for multiple vehicles with driveway and carport
- Easy access to a wide range of essential amenities, including shops, schools for all ages, transport links and the scenic coastline



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Oulton Broad South

Elm Tree Road is situated in the Oulton Broad South area of Lowestoft, an established residential neighbourhood just west of the town centre and within easy reach of the Broad itself, providing riverside walks and quiet green spaces. Local amenities are convenient: there are small independent shops and convenience stores nearby, and larger supermarkets such as Morrisons, Aldi and Adsa are a short drive away. For more extensive retail needs, Pakefield Retail Park is easily accessible, offering a mix of national retailers, food outlets, and essential services.

Families have good schooling options within a short distance. Elm Tree Primary School serves younger children, while Grove and Westwood Primary Schools are nearby, and secondary education can be accessed at Pakefield High School and East Point Academy, all within a few miles. Transport links are practical: Oulton Broad South railway station is within walking distance, providing connections towards Lowestoft town centre and further afield, and regular bus routes serve the surrounding area. Main roads like the A1117 provide easy access to the A12/A47 corridors, making commuting straightforward.



M&B

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The front of the property includes a sizeable pebbled and patio driveway leading to a carport, the main entrance, and the garage for storage use. Timber gates provide access to the rear garden, creating a secure and private outdoor space.

Inside, the entrance hall has laminate flooring and built-in storage cupboards, with doors leading to the principal rooms. The living room and dining area stretches over 23ft and is filled with natural light from side windows and sliding doors opening to the garden, creating a spacious environment for family living or entertaining.

The kitchen is well-appointed with units above and below, laminate work surfaces, integrated appliances including a dishwasher, microwave, oven, and full-length fridge and freezer, and durable LVT flooring. A lobby provides direct access to the garden and additional storage, alongside a converted timber laundry house.

The master bedroom is generous in size, with dual-aspect windows, fitted wardrobes, and an ensuite shower room. Two further bedrooms offer flexibility, with one currently arranged as a reception room or study, giving access to the attic room, which could serve as a home office, playroom, or guest space. The family shower room is modern and practical, with a mains-fed rainfall shower, vanity unit, and part-tiled walls. A third reception room, currently used as a flexible reception room, could also serve as an additional bedroom.



M&B

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The west-facing rear garden is a standout feature of the property, designed for both relaxation and entertaining. A heated swimming pool and jacuzzi provide a focal point for outdoor enjoyment, accompanied by an outdoor shower for convenience. The garden is largely laid to low-maintenance artificial lawn, complemented by a generous patio area that sweeps around the house, offering ample space for dining, socialising, or simply unwinding in the sun. A timber summerhouse adds charm and versatility, while a discreet side gate leads to a separate area housing the oil tank and a converted timber laundry house, ensuring the garden remains uncluttered and practical.

This well-presented bungalow offers versatile living, exceptional outdoor space, and a prime Oulton Broad South location, making it an attractive option for families, professionals, or anyone seeking a home that balances comfort with everyday leisure.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Gas central heating.

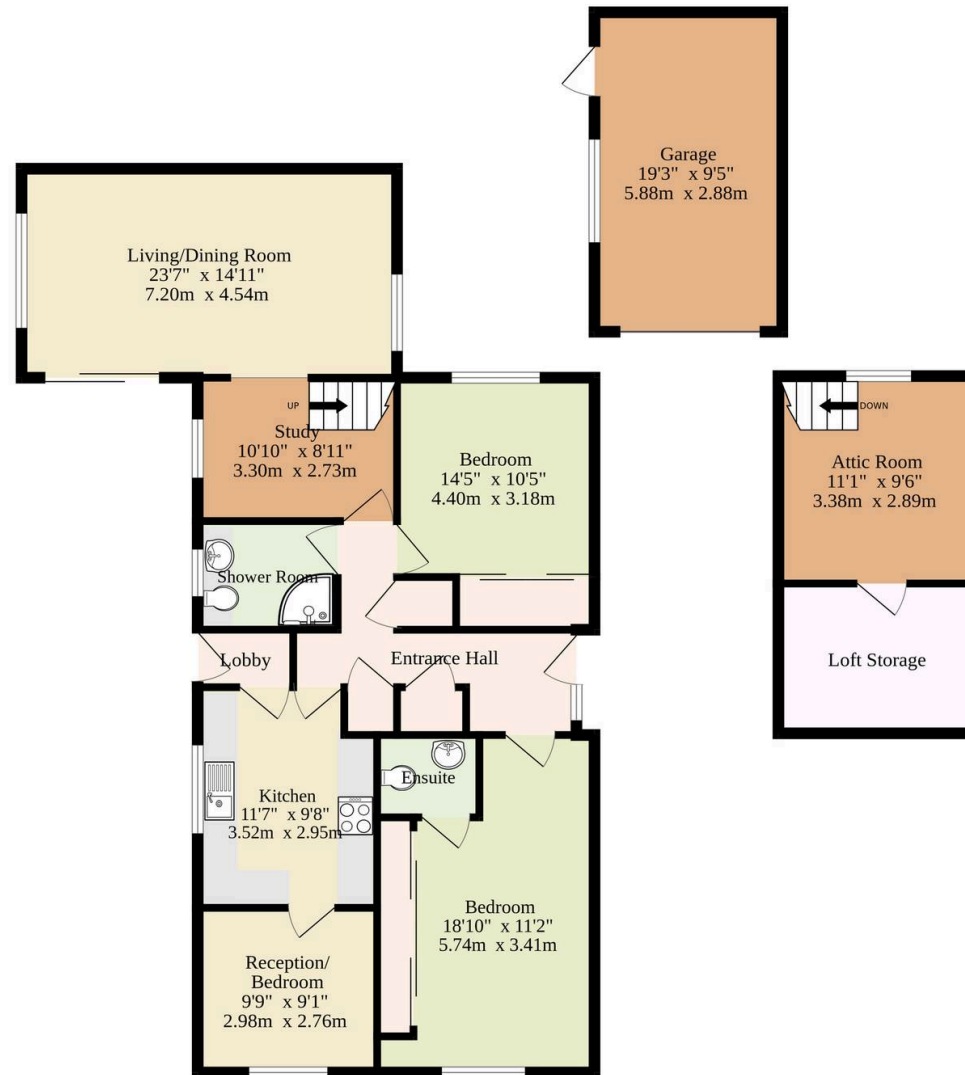
Access is down a shared driveway that all neighbouring properties have right of access over.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(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
1248 sq.ft. (115.9 sq.m.) approx.

1st Floor
104 sq.ft. (9.7 sq.m.) approx.



Sqft Excludes The Loft Storage.

TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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