



21 Plovers Way, Oulton Broad South

Lowestoft



Minors & Brady

21 Plovers Way

Oulton Broad South, Lowestoft

Filled with natural light and designed around modern family living, this extended home offers versatile spaces that adapt to everyday life and social occasions. The sunroom, with its panoramic views of the garden, creates a bright and welcoming environment for dining or casual relaxation, while double doors lead through to a formal living room, where a traditional decorative fireplace provides a focal point for quiet evenings or entertaining. Upstairs, the bedrooms offer comfort and privacy, accommodating family life or guests with ease. Outside, the rear garden provides a generous, enclosed space for outdoor meals, gardening, or simply enjoying the fresh air, while practical features such as the driveway, garage, and EV charging point cater to contemporary needs. Thoughtfully designed at every turn, this home combines practical living with an inviting atmosphere, making it a place where family life, work, and socialising all sit comfortably together.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Detached family home offering approximately 1,506 sqft of spacious and flexible accommodation that can easily adapt to your own preferences and style
- Modern kitchen with quality cabinetry, a Butler sink, range oven, and integrated appliances, effortlessly flowing into the sun room
- Extended sunroom designed for dining and casual living, with panoramic views over the rear garden
- Formal living room featuring a traditional-style decorative fireplace, ideal for relaxing or entertaining
- Versatile home office that is suitable for those looking to work from home and a functional laundry room
- Three generous double bedrooms and a comfortable single bedroom, with the option to have a dressing room or a playroom for children
- East-facing garden that is beautifully maintained, featuring a laid to lawn, established beds, seating areas, storage sheds and a summerhouse
- A brick-weave driveway with space for several vehicles, complemented by a single garage and EV charging point
- Easy access to essential amenities and the scenic coastline



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Oulton Broad South

Plovers Way is a quiet residential street situated in Oulton Broad South, in the southern part of Lowestoft, Suffolk. It sits just a short walk from the southern shore of Oulton Broad, offering residents easy access to waterside walks, sailing, and local parks, which give the neighbourhood a peaceful, semi-rural feel while remaining close to urban amenities.

Local day-to-day conveniences are within easy reach. A selection of small shops, cafés, and pubs can be found along nearby streets in Oulton Broad village centre, while larger shopping needs are served by Pakefield Retail Park, a short drive away, which hosts stores such as supermarkets, homeware outlets, and other national retailers.

Families are well-served with several schools nearby. Primary options include Elm Tree Primary School, Grove Primary School, and Oulton Broad Primary School, while secondary education can be accessed at East Point Academy or Pakefield High School.

Transport links are practical: Oulton Broad South railway station is within walking distance, connecting to Lowestoft and Ipswich, and local bus services run along nearby main roads, providing links across the town and surrounding villages.



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If you are looking for a home that showcases modern comfort with a welcoming, family-focused layout, this thoughtfully extended property offers an exceptional balance of style, practicality, and relaxed living. Carefully upgraded throughout, it has been designed to accommodate contemporary life, with spaces that adapt seamlessly to both everyday routines and social entertaining.

Upon entering, you are immediately struck by the sense of flow and natural light that defines the ground floor. The kitchen is a particular highlight, fitted with quality cabinetry, a traditional Butler sink, a range oven, and a suite of integrated appliances, creating a space that is both highly functional and visually appealing. From here, the kitchen opens into the sunroom, styled as a combined dining and living area. With panoramic views over the rear garden, this bright and versatile space is perfect for hosting during the summer months or enjoying quiet family breakfasts.

Double doors from the sunroom lead into a formal living room, where a traditional-style decorative fireplace provides a charming focal point. The room's proportions and understated elegance make it ideal for both relaxation and entertaining, offering a refined yet inviting environment to unwind or welcome guests.



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The ground floor has been carefully arranged with practical living in mind. A dedicated study provides a calm and focused environment for remote work or study, while the utility room and downstairs WC add convenience without compromising on style. Each space has been designed to feel open, organised, and thoughtfully considered, making everyday living effortless.

Upstairs, the accommodation continues to impress. Three generous double bedrooms and a comfortable single bedroom provide flexibility for family, hobbies, or guests. Each bedroom offers the utmost comfort and privacy, complemented by well-proportioned layouts and quality finishes. A contemporary wet room combines sleek design with practical functionality, offering a modern touch that is simple, elegant, and easy to maintain.



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Outside, the property continues to impress with a private rear garden that is beautifully maintained. Well-sized and enclosed, it provides ample space for summer entertaining, family activities, or quiet relaxation in the sun. Timber sheds ensure practical storage, along with a summerhouse, while maintaining the uncluttered feel of the garden, enhancing the sense of calm and privacy.

To the front, a brick-weave driveway provides parking for multiple vehicles and is complemented by a single garage and an EV charging point, reflecting the needs of today's homeowner.

From its bright, versatile interiors to the calm garden and refined living spaces, it provides a backdrop for everyday life as well as memorable moments with family and friends, offering a residence where each part feels considered, connected, and inviting.



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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	65	
(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
986 sq.ft. (91.6 sq.m.) approx.



1st Floor
520 sq.ft. (48.3 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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