



16 Lupton Close, Oulton

Lowestoft



Minors & Brady

# 16 Lupton Close

Oulton, Lowestoft

From the moment you arrive, this home on The Limes in Oulton gives a quiet sense of ease, where everyday living feels straightforward, comfortable and well considered. Set within a popular residential development, it offers a light and welcoming interior that flows naturally across the ground floor, with a bright living room and a kitchen and breakfast space that opens directly onto the garden, encouraging a relaxed indoor-outdoor rhythm. A practical entrance hall and ground floor WC add everyday convenience, while upstairs there are two double bedrooms that provide calm, restful spaces alongside a neatly presented bathroom. Outside, the garden feels like a private retreat, with a covered seating area, lawn and summerhouse, complemented by off-road parking for two vehicles, rounding off a home that is both practical and easy to enjoy.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.



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## Oulton

Lupton Close in Oulton, Lowestoft sits within a quiet residential pocket on the edge of the Oulton Broad area, forming part of a largely suburban estate layout made up of cul-de-sacs and modern housing. The setting is quiet and well-connected, benefiting from being close to open waterside areas around Oulton Broad and local walking routes that connect towards Nicholas Everitt Park and the Broads network, which are a short drive or walk away.

Everyday shopping needs are served by a cluster of convenience shops and small local retail along Bridge Road and the wider Oulton Broad area, where there are takeaways, cafés, and independent stores used for day-to-day errands. For larger supermarkets, the closest main options include the Tesco Extra on Horn Hill Road, Morrisons in central Lowestoft, and Sainsbury's at North Quay Retail Park, all within a short drive rather than a long commute. Aldi and Lidl are also accessible in Lowestoft for budget weekly shops, giving a good spread of choice within a few minutes' drive.

Schooling locally is one of the stronger points of the area. The closest primary school is The Limes Primary Academy, which sits very near the estate, and Oulton Broad Primary School and Woods Loke Primary School are also within easy reach. On nearby estates and across Oulton Broad, including the Limes estate area, families also typically use Dell Primary School and Elm Tree Primary School, both a short drive away. For secondary education, pupils commonly attend Benjamin Britten Academy of Music and Mathematics or East Point Academy in Lowestoft, both accessible within a short bus or drive.

Transport links are a practical advantage. Oulton Broad North railway station is within walking distance (around 10–15 minutes depending on the exact point on Lupton Close), providing direct services to Lowestoft and Norwich, which makes commuting or day travel straightforward. Bus routes nearby also connect into central Lowestoft and surrounding villages.

# M&B

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Positioned within the well-regarded 'Limes' development in the sought-after area of Oulton, this mid-terrace residence offers a considered and well-presented home that balances everyday practicality with a calm, settled atmosphere. A natural choice for first-time buyers, small families, or investors, the property enjoys a setting that feels both established and convenient, while retaining a sense of quiet residential ease.

A welcoming entrance hall introduces the home, offering a neat and reassuring first impression as it draws you through to the principal ground floor accommodation. A conveniently placed WC sits just off the hallway, well-positioned for daily use and guests. The layout then opens into a bright and airy living room, a relaxed space designed for unwinding at the end of the day or hosting friends in an informal, comfortable setting. Generous natural light enhances the feeling of openness, lending the room a soft and inviting quality throughout.

To the rear, the kitchen and breakfast room forms a practical yet sociable setting at the heart of the home. Fitted with wall and base cabinetry, it provides ample storage alongside an integrated oven, sink and drainer unit, and plumbing for a washing machine. The space has been arranged with everyday living in mind, offering functionality without compromise. French doors open directly onto the garden, creating a seamless transition between interior and exterior and encouraging a natural flow of light and air through the home.



M&B

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Upstairs, two well-proportioned double bedrooms continue the sense of calm and ease found throughout. Each room offers a comfortable and private accommodation, equally suited to rest, guest accommodation, or flexible use as a study or dressing space. The bathroom is fitted with a three-piece suite, presented in a simple and practical style that serves the needs of the household with ease.

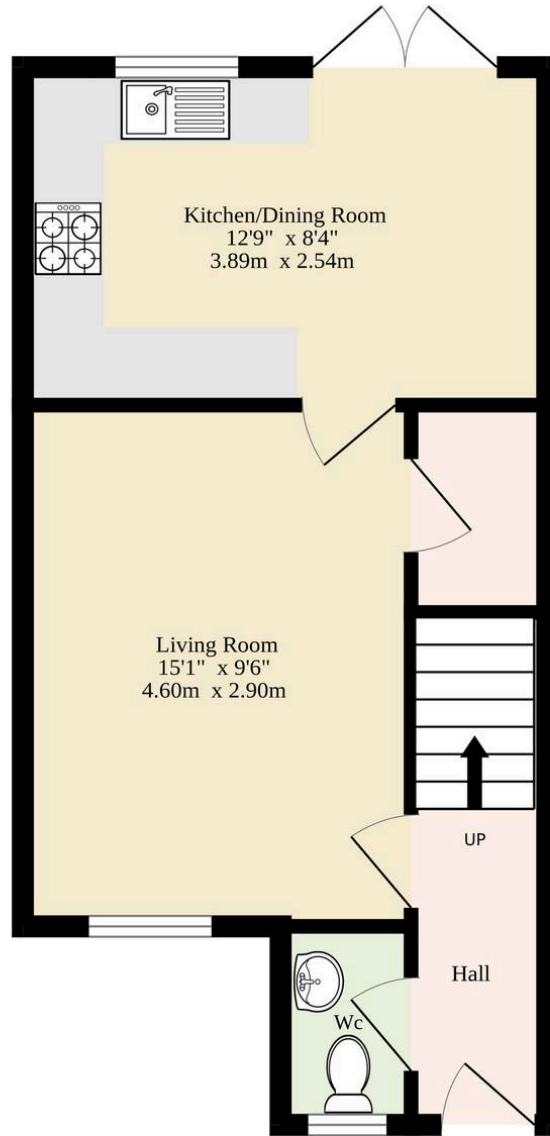
Externally, the rear garden has been thoughtfully arranged to provide a sense of privacy and quiet enjoyment. A covered patio offers a sheltered seating area, ideal for slow mornings or relaxed evenings outdoors, while the laid-to-lawn space brings a soft green outlook and room to enjoy without feeling overworked. A summerhouse sits within the garden, offering a versatile addition that can be used as storage, or creative space depending on your preferences.

To the front, off-road parking for two vehicles adds a further practical advantage, supporting the ease of day-to-day living within this popular development.

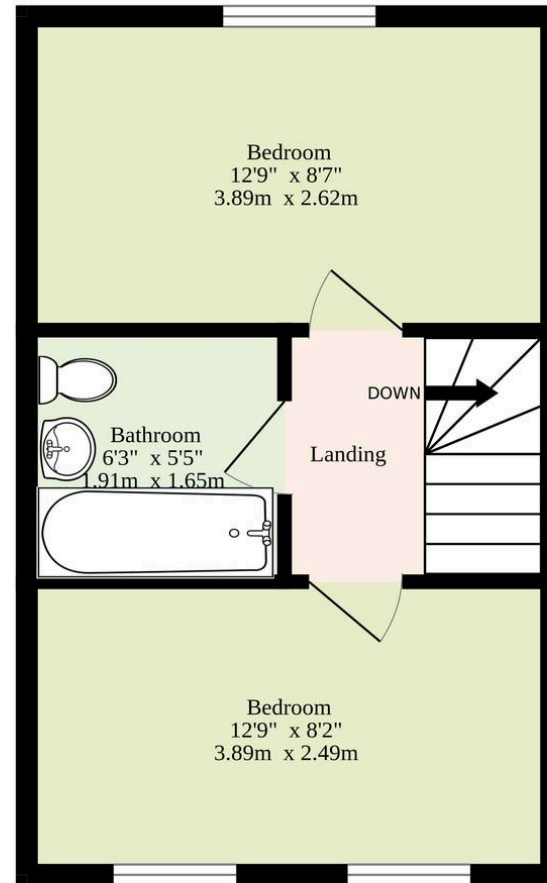


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor  
295 sq.ft. (27.4 sq.m.) approx.



1st Floor  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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