



48 Highland Way, Oulton Broad South

Lowestoft



Minors & Brady

48 Highland Way

Oulton Broad South, Lowestoft

From the moment you step inside, this is a home that feels both practical and inviting, with spaces that lend themselves equally well to everyday routines and more sociable occasions. The layout offers flexibility across two floors, including a generous living and dining room with garden access, a well-appointed kitchen with utility, and adaptable ground-floor rooms to suit a range of uses. Upstairs, the principal bedroom enjoys its own sense of privacy with an en-suite, while outside, the garden and ample parking add to the overall ease of living. Set within a well-established part of Oulton Broad South, it presents a balanced and comfortable place to call home.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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Oulton Broad South, Lowestoft

- Chalet bungalow positioned down a quiet, residential road in the area of Oulton Broad South
- Spacious and flexible accommodation that can easily adapt to your own lifestyle preferences and interior style
- 27ft living/dining room with Karndean flooring, French doors and a fireplace with an inset wood burner, creating an effortless flow for everyday living and hosting
- Kitchen equipped with quality cabinetry, a full-range of integrated appliances and a functional utility room for laundry appliances
- Flexible home office area that can be used as a boot room, a walk-in pantry or storage
- Ground-floor double bedroom with a bay-window and a family bathroom comprising of a contemporary three-piece suite
- Principal bedroom on the first-floor, complemented by built-in wardrobes and a private en-suite
- A private, well-maintained garden featuring several patio areas for seating, a laid to lawn, established beds and a storage shed
- A gated driveway that leads down to a carport and a detached garage for storage/workshop use
- Easy access to a wide range of amenities, including shops, schools for all ages, transport links and the scenic coastline



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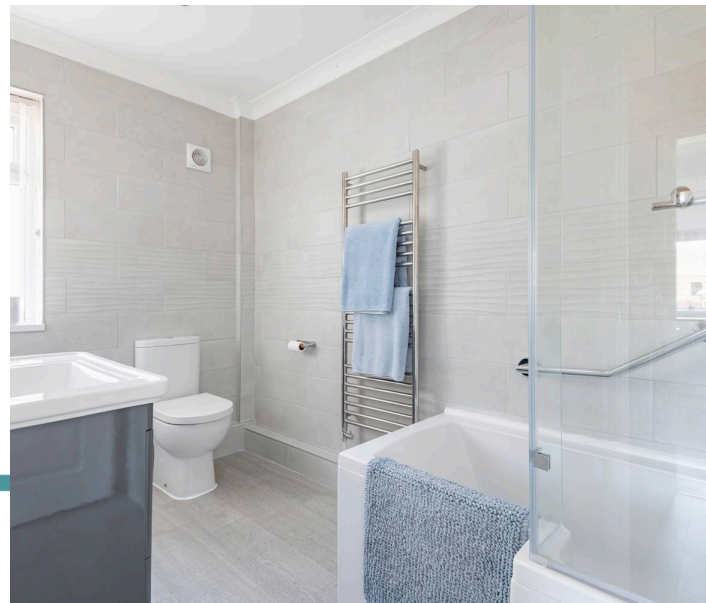
Oulton Broad South, Lowestoft

Oulton Broad South

Highland Way in Oulton Broad South sits in a predominantly residential part of south Lowestoft. It is close enough to Oulton Broad itself that the wider environment quickly shifts into more open, scenic space, with the Broads waterways, reed beds, and walking routes around Nicholas Everitt Park within a short drive or cycle.

Everyday amenities are practical rather than extensive on the doorstep. Local convenience stores and small independent shops are scattered around Oulton Broad and nearby Carlton Colville, covering day-to-day essentials like groceries, takeaways, and services. For larger retail needs, Pakefield Retail Park is one of the nearest main destinations, offering larger supermarkets, chain stores, and general shopping facilities, while the London Road South corridor into Lowestoft provides a fuller range of retail, food outlets, and services.

Transport links are reasonably straightforward. Oulton Broad South railway station is the nearest rail access point, providing connections along the East Suffolk Line toward Ipswich and onward links to Norwich via connections. Bus routes run along nearby main roads, linking Highland Way with Lowestoft town centre, Oulton Broad, Carlton Colville, and surrounding neighbourhoods. Road access is primarily via the A12 corridor, which runs through Lowestoft and provides the main route north and south along the east coast, making commuting and regional travel fairly direct by local standards.



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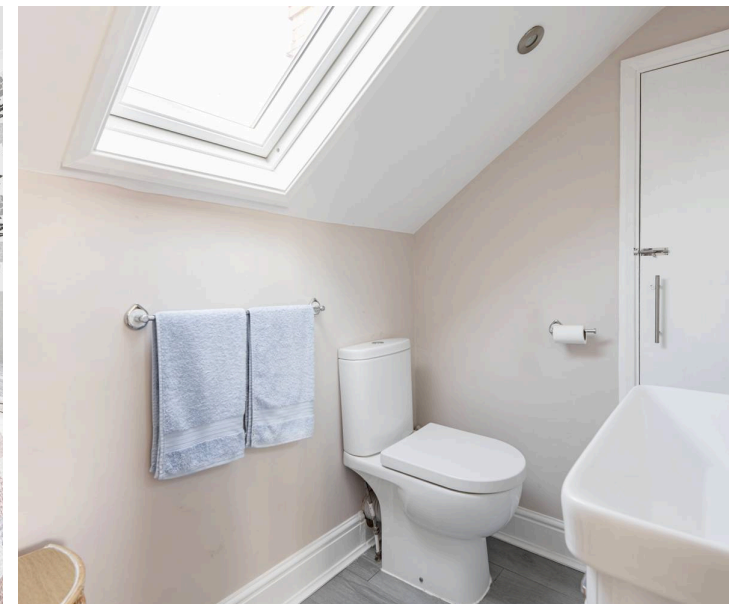
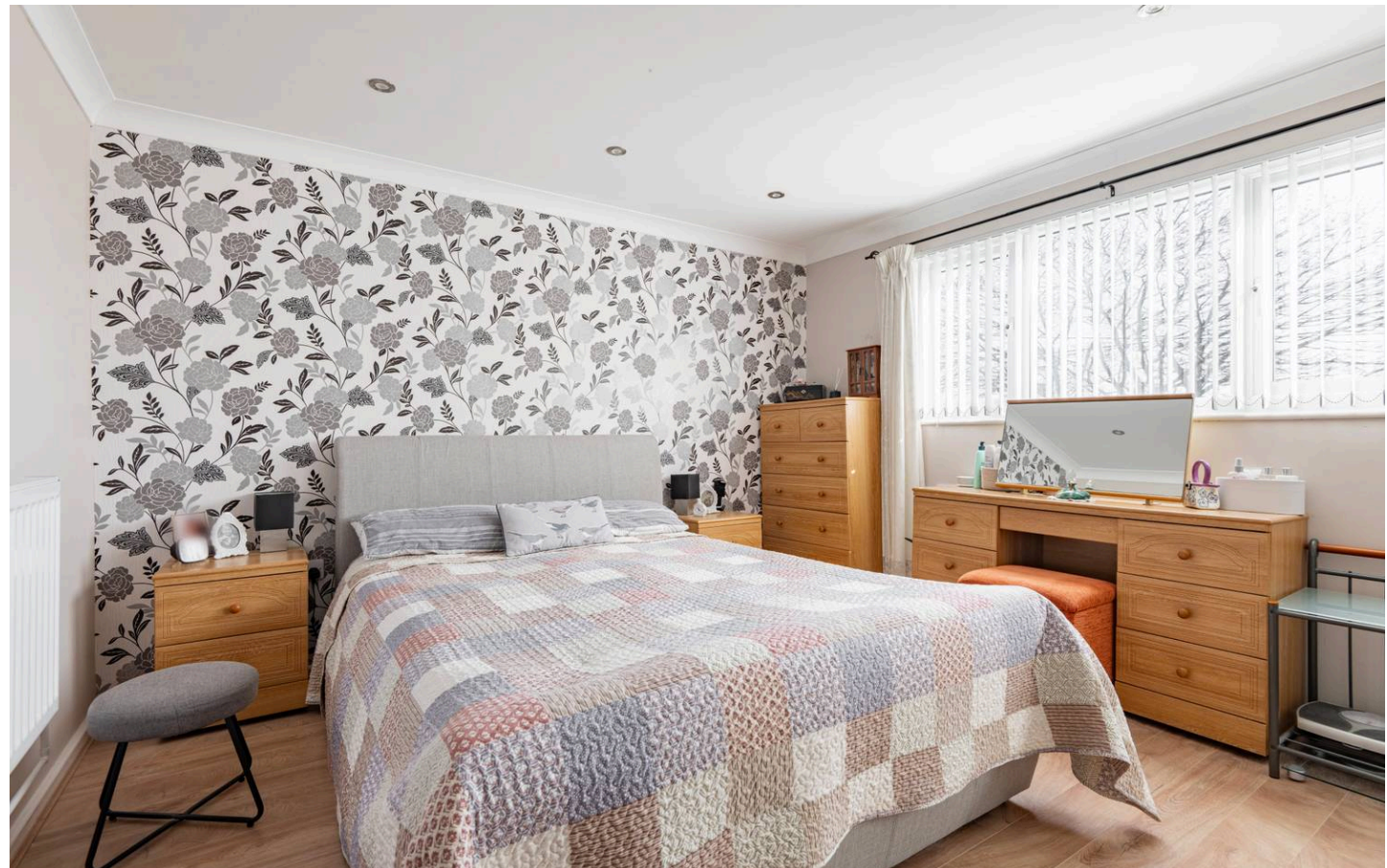
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Positioned along a quiet residential road within the well-regarded area of Oulton Broad South, this attractive chalet bungalow offers a thoughtful layout with a focus on space, light and everyday practicality. Set back from the road, the property presents a welcoming frontage, with a sense of privacy that carries through to the rear garden.

The accommodation is arranged to provide flexibility, allowing rooms to adapt easily to changing requirements and personal style. A bright and airy entrance hall introduces the home, creating an immediate impression of openness. From here, the main living space unfolds into a generous living and dining room, designed with both day-to-day living and entertaining in mind. Karndean flooring runs underfoot, while French doors draw in natural light and open onto the garden, encouraging an easy flow between indoors and outside space. A fireplace with an inset wood burner provides a focal point and adds a sense of comfort throughout the seasons.

The kitchen is well-appointed with quality cabinetry and a full range of integrated appliances, offering a practical and well-organised environment. A separate utility room sits alongside, providing dedicated space for laundry appliances and additional storage, helping to maintain a clean and efficient kitchen area.



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A further versatile room on the ground floor is currently arranged as a home office, though it would lend itself equally well to use as a boot room, walk-in pantry or general storage, depending on individual needs.

Also on the ground floor, a spacious double bedroom benefits from a bay window that enhances the sense of light, while a contemporary family bathroom is fitted with a modern three-piece suite, serving both this room and guests with ease.

The first floor is arranged around the principal bedroom, which offers a comfortable and private setting, complete with built-in wardrobes and its own en-suite shower room. Eaves storage has been incorporated, providing useful additional space while keeping the room uncluttered.

Outside, the garden has been carefully maintained and arranged for ease of use and enjoyment. Several patio areas create natural spots for seating and outdoor dining, complemented by a lawn and established planting that brings colour and structure. A storage shed adds further practicality for tools and equipment.

To the front and side, a gated driveway offers parking for up to 5 vehicles, extending to a carport and a detached garage, with the potential for workshop use or further storage.

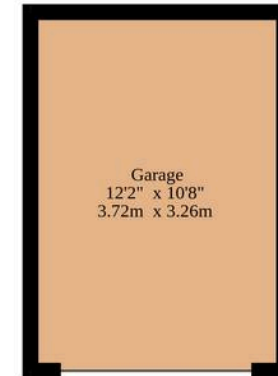
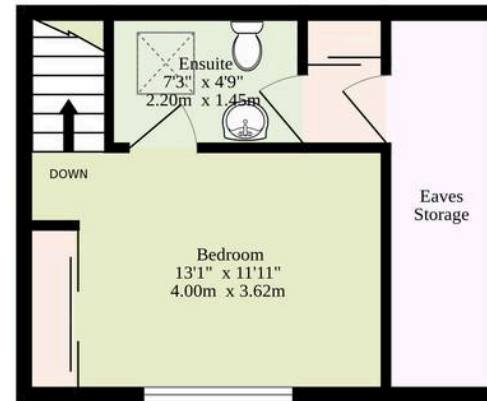
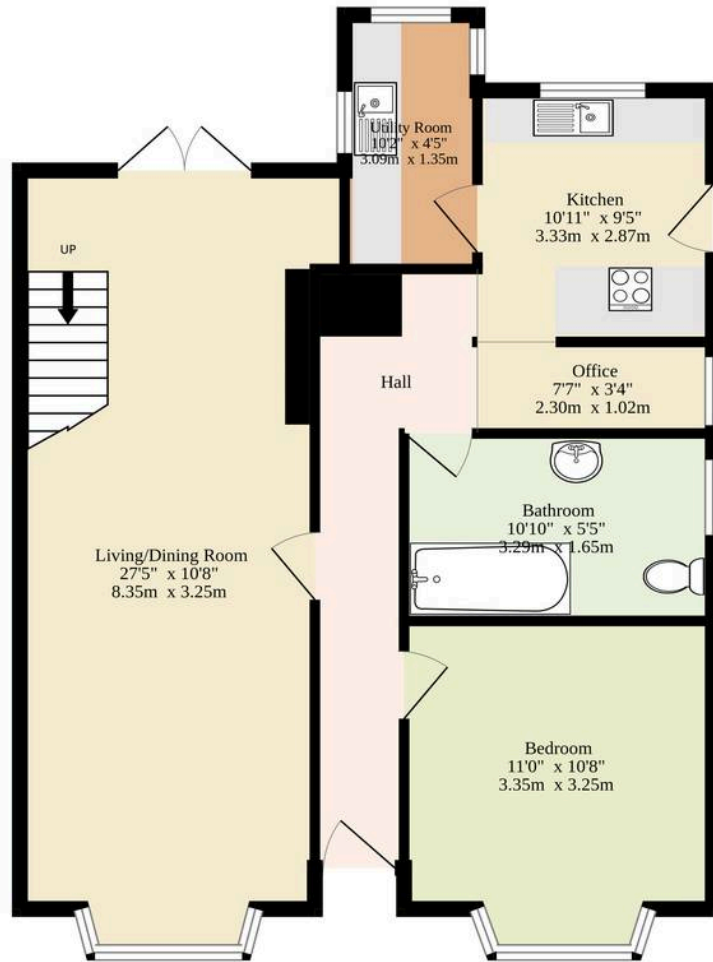


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Ground Floor
648 sq.ft. (60.2 sq.m.) approx.

1st Floor
189 sq.ft. (17.6 sq.m.) approx.

Garage
130 sq.ft. (12.1 sq.m.) approx.



Sqft Includes The Garage. Excludes The Eaves Storage.

TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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