



25 Hobart Way, Lowestoft

Lowestoft



Minors & Brady

25 Hobart Way

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Set in a quiet residential road in the popular area of Oulton, Lowestoft, this beautifully refurbished link-detached home offers an easy, ready-to-move-into way of living, with a well-considered layout that suits both day-to-day life and time spent at home. The interior has been updated throughout to a high standard, creating a welcoming sense of space from the moment you step inside, with light-filled living areas and a natural flow through to the rear of the property. A garden room extends the ground floor and adds useful flexibility, while upstairs provides three comfortable bedrooms and a modern family bathroom. Outside, the home continues to impress with a private, well-kept garden designed for both relaxing and entertaining, along with the practical benefits of off-road parking and a garage. With recent improvements including a replaced boiler, this is a home that has been carefully maintained and is ready for its next chapter.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Link-detached residence positioned down a quiet, residential road in the desirable area of Oulton, Lowestoft
- Turn-key interior that has been beautifully re-furbished by the current owner, ready for you to move straight into!
- Comfortable, light-filled living room that invites relaxation and entertaining
- Open-plan kitchen/dining room that effortlessly flows into the garden room, creating a flow for everyday living and entertaining
- Garden room creates flexible reception space that can be utilised as a home office, a playroom for children or a snug
- Three bedrooms offering comfort and privacy, with built-in storage in two bedrooms
- Family bathroom comprising of a modern three-piece suite, complemented by vanity storage and a heated towel rail
- A private, well-maintained garden featuring a raised decked terrace for seating arrangements, a laid to lawn and a summerhouse
- A driveway providing off-road parking and a garage for storage/workshop use
- Boiler replaced just over 3 years ago



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Hobart Way is situated within a highly sought-after development in Oulton, Lowestoft, offering a perfect balance of convenience and village-style living. Residents benefit from a range of local amenities, including One Stop, Lidl, and Tesco, all just a short distance away, making everyday errands effortless. Families are well catered for, with The Limes Academy, Oulton Broad Primary School, and Benjamin Britten High School all within easy reach. The location is well connected, with Oulton Broad providing excellent transport links, including regular bus services and nearby train stations, ensuring easy access across Lowestoft and beyond. The surrounding area is renowned for its scenic waterways, parks, and leisure facilities, supporting an active and engaging lifestyle while maintaining a peaceful, community-focused atmosphere.



M&B

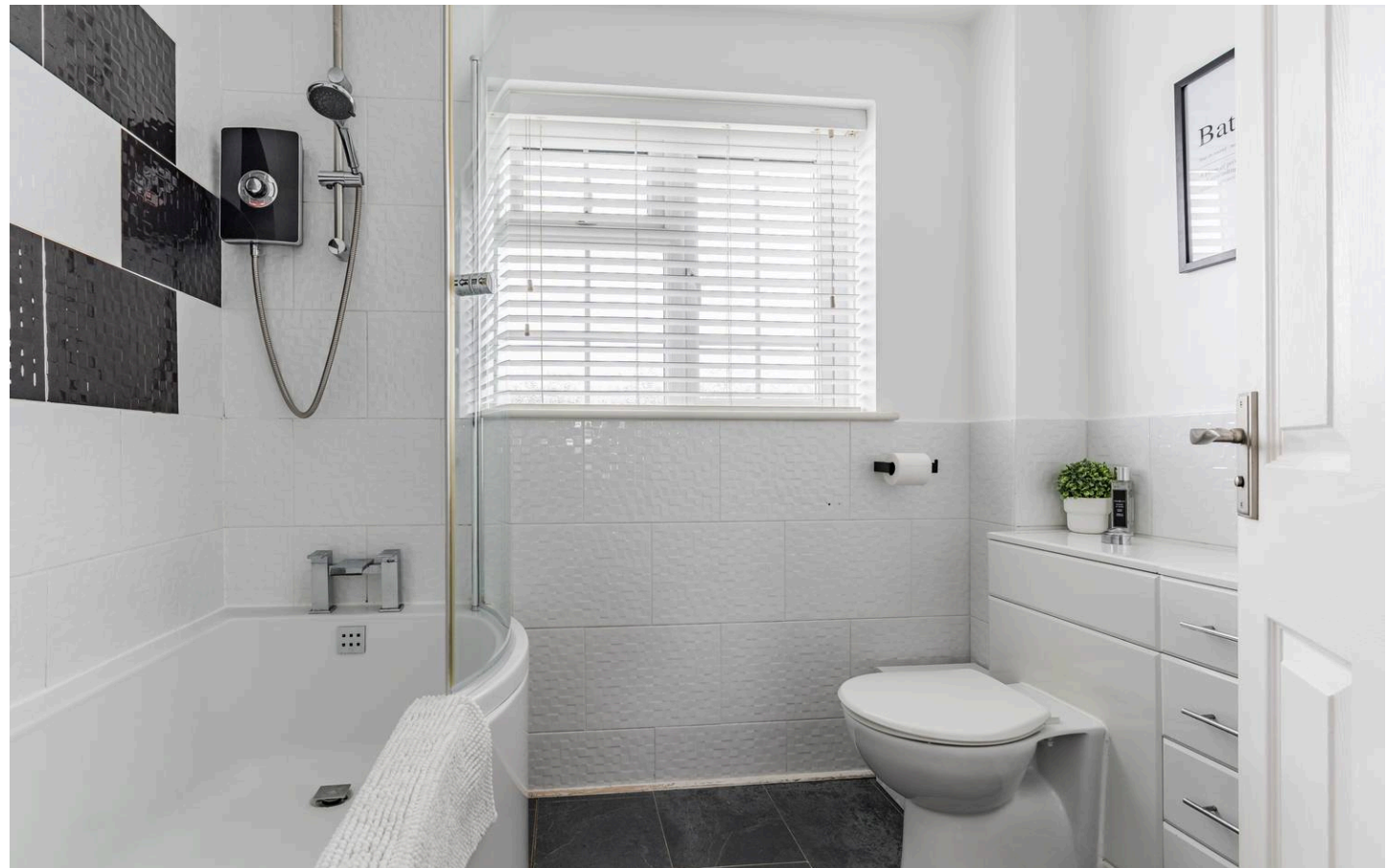
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The property has been beautifully refurbished by the current owner and now presents a genuine turn-key interior, allowing a smooth transition for the next occupier. A welcoming entrance hall provides a clear and inviting introduction to the home, setting the tone for the accommodation that follows.

The living room is comfortable and filled with natural light, creating an easy, welcoming space for both day-to-day living and entertaining. To the rear, the open-plan kitchen and dining area forms the heart of the home, designed with a natural sense of flow that works well for modern lifestyles. This space connects seamlessly into the garden room, which benefits from a newly replaced roof and extends the ground floor accommodation in a practical and versatile way.

The garden room enhances the layout further, offering flexibility to suit a range of needs, whether used as a home office, playroom or additional sitting area. Its position overlooking and opening onto the garden strengthens the connection between indoor and outdoor living, particularly during the warmer months.



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Upstairs, there are three well-proportioned bedrooms, each offering a comfortable and private setting. Two of the bedrooms include built-in storage, helping to maintain a neat and uncluttered feel. The family bathroom is finished with a modern three-piece suite, complemented by vanity storage and a heated towel rail, providing a practical and well-considered space.

Outside, the rear garden is well maintained and designed for both enjoyment and ease of use. A raised decked terrace provides an ideal area for outdoor seating, leading onto a neatly kept lawn. A summerhouse adds further versatility, suitable for a variety of uses depending on individual needs.

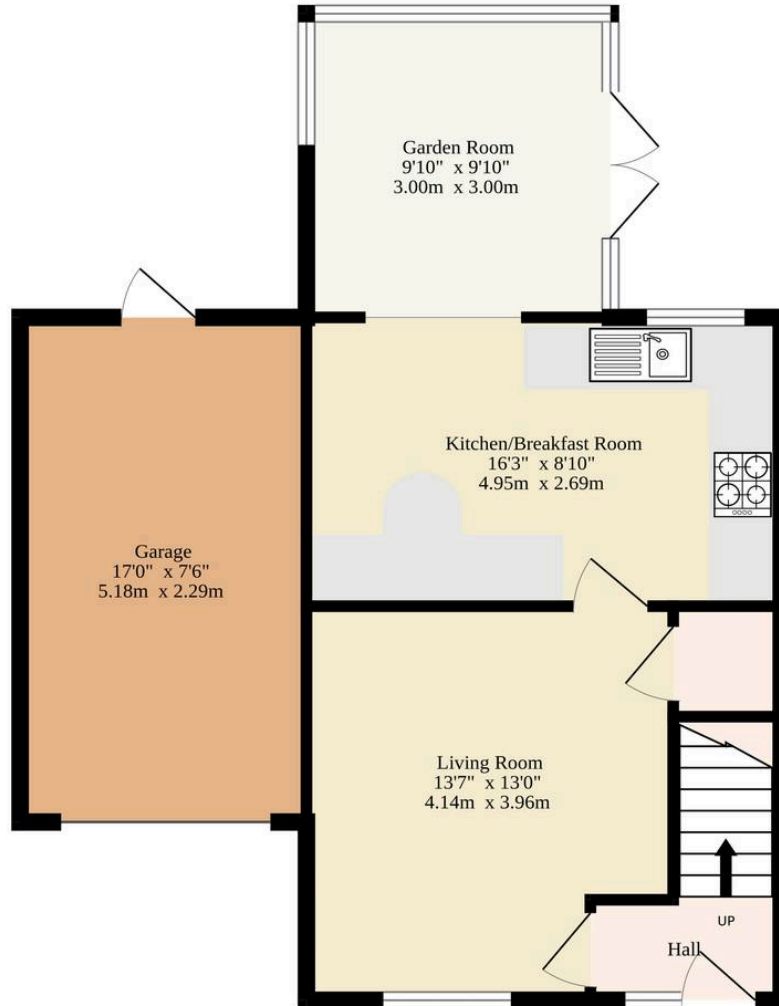
To the front, a driveway provides off-road parking and leads to a garage, offering additional storage or workshop potential.

Overall, this is a thoughtfully updated home offering comfortable, flexible accommodation in a well-regarded residential location, ready for immediate occupation.

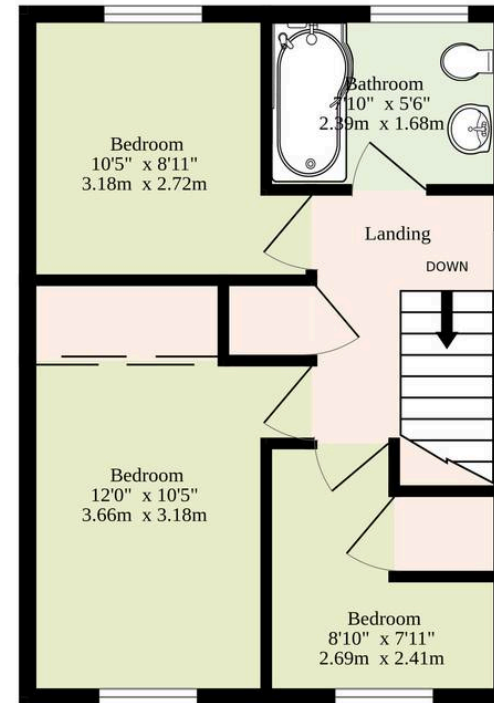


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor
552 sq.ft. (51.3 sq.m.) approx.



1st Floor
360 sq.ft. (33.4 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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