



6 Mendip Road, Oulton Broad

Lowestoft



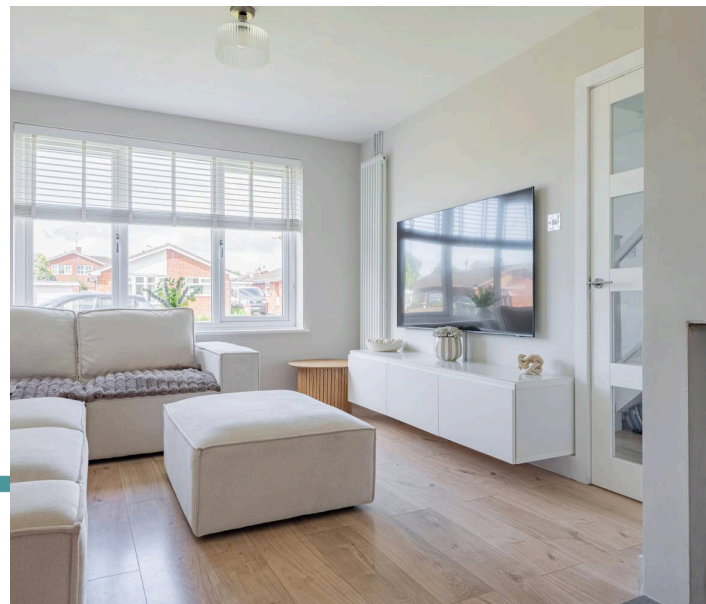
Minors & Brady

# 6 Mendip Road

Oulton Broad, Lowestoft

A standout home from the moment you arrive, this beautifully refurbished detached property offers a turn-key lifestyle with contemporary finishes, generous living space and a layout perfectly suited to modern family life. Thoughtfully updated throughout, including new windows and doors in 2021, it features a stunning open-plan living area, a stunning kitchen with solid worktops and island, four well-presented bedrooms and a landscaped garden, all complemented by a large driveway and garage. Move-in ready and finished to an excellent standard, it's a home that delivers style, comfort and practicality in equal measure.

- Beautifully refurbished detached home offering turn-key condition throughout
- Move-in-ready condition ideal for families seeking a modern, low-maintenance home
- New windows and doors installed in 2021
- Open-plan living/dining room accentuated by a wood burner
- Stunning modern kitchen featuring solid worktops, island and Bosch appliances
- Four bedrooms including three doubles and a versatile single
- Stylish family bathroom with separate WC
- Landscaped rear garden with lawn, patio and mature trees
- Large driveway providing parking for up to five vehicles
- Garage offering additional storage or potential workspace





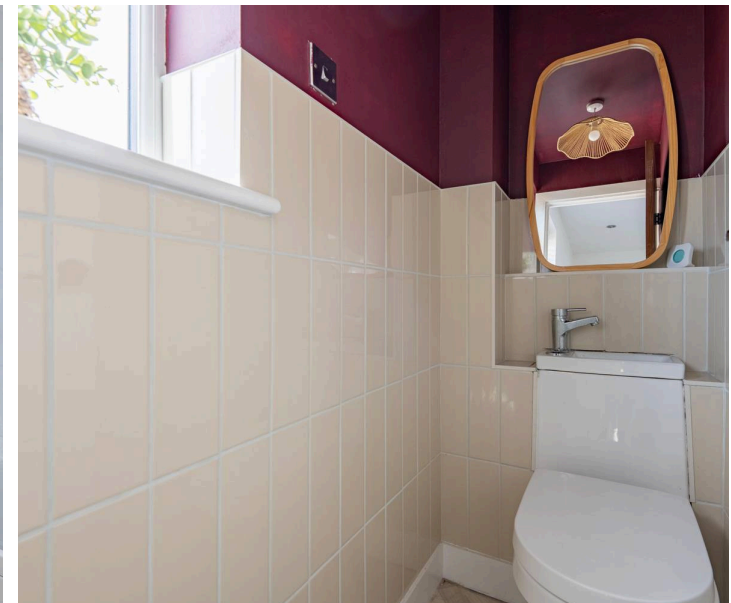
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Oulton Broad, Lowestoft

## Oulton Broad

Mendip Road sits in a settled residential stretch of Oulton Broad, with local shops close at hand and the Broads and nearby parks shaping the feel of the area. Day-to-day shopping is straightforward: One Stop and Morrisons Daily cover quick essentials, Aldi and Tesco are only a short drive, and North Quay Retail Park offers a wider choice of national retailers. Families typically look toward Oulton Broad Primary, The Limes Academy and Benjamin Britten Academy. Transport links are reliable, with Oulton Broad North and Oulton Broad South stations providing direct rail toward Norwich and Ipswich, and regular bus routes running into Lowestoft, Carlton Colville and Beccles. The lifestyle here is practical and convenient, with quiet residential streets, good access to green spaces, and everyday services within easy reach.



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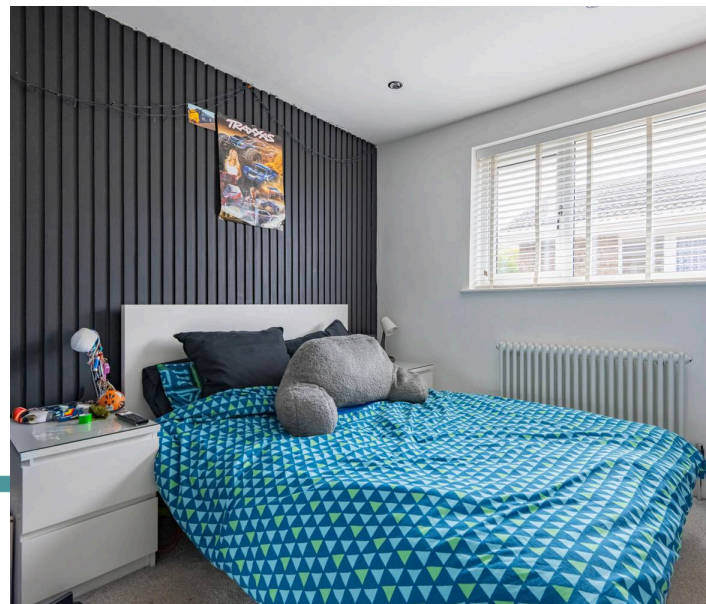
## 6 Mendip Road

Oulton Broad, Lowestoft

A beautifully presented turn-key home offering contemporary style, premium finishes and generous family space throughout. Thoughtfully refurbished in recent years, including new windows and doors in 2021, this detached property is ideal for buyers seeking a modern interior, open-plan living and a home they can move straight into without further work.

The entrance hall provides a calm and practical welcome, with space for coats and shoes and access to the first floor. The main living area spans the depth of the house, a bright and versatile room designed for everyday family life. A wood burner forms the focal point, while the layout allows for both a comfortable seating area and a defined dining space, creating a sociable environment where everyone can come together.

At the rear, the stunning contemporary kitchen has been finished to an excellent standard, featuring quality cabinetry, solid worktops and a central island offering additional preparation and seating space. Dual-aspect windows bring in natural light, highlighting the clean lines and warm wood accents. High-quality Bosch appliances, including a dual oven, induction hob and instant hot water tap, complete this impressive room.



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## 6 Mendip Road

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Upstairs, there are three well-proportioned double bedrooms and a fourth single bedroom currently arranged as a dressing room. Each room is immaculately presented, reflecting the home's minimalistic and cohesive décor. The family bathroom is finished in a neutral palette with a modern white suite and quality fittings, complemented by a separate WC.

Outside, the property stands proudly back from the road with a large driveway providing parking for up to five vehicles, leading to the garage. The rear garden has been thoughtfully landscaped, offering a lawn, patio areas and mature trees that provide privacy, an inviting setting for outdoor dining, children's play or relaxed summer evenings.

A contemporary, move-in-ready home with a high standard of finish throughout, this property is well suited to families and those seeking stylish, practical living. A viewing is highly recommended.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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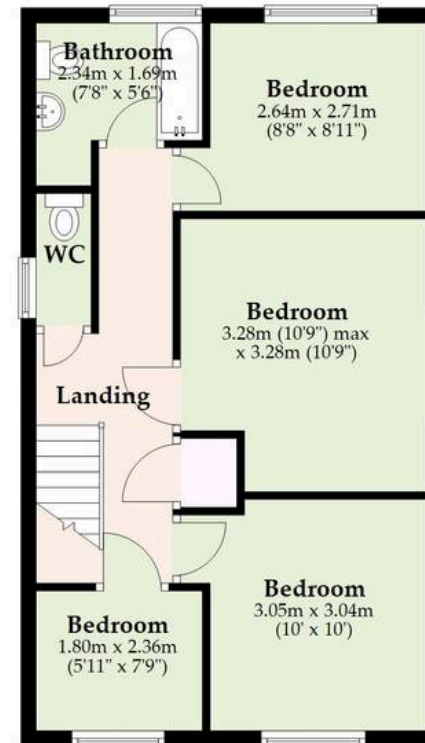
### Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



### First Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



Total area: approx. 115.9 sq. metres (1247.7 sq. feet)

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.

Plan produced using PlanUp.

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