



23 Burnt Hill Way, Oulton Broad South

Lowestoft



Minors & Brady

23 Burnt Hill Way

Oulton Broad South, Lowestoft

A generous plot, a sought-after setting and an easy single-storey layout make this detached bungalow an appealing choice from the moment you arrive. The home offers a bright, welcoming feel throughout, with a 17ft living room, a well-planned kitchen with adjoining utility room, and two comfortable bedrooms including one that opens directly into the rear conservatory. Outside, the property features a low-maintenance garden with a summerhouse, along with a brick-weave driveway, carport and garage. A well-rounded home offering practicality, comfort and the advantages of single-level living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Solar panels are owned outright.



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- Offered chain free
- Detached bungalow positioned on a generous-sized plot within the desirable area of Oulton Broad South
- Suitable choice for someone looking to downsize, or if you require a single-level layout
- Energy-efficient solar panels
- Kitchen fitted with cabinetry, an integrated oven, a ceramic hob, a sink/drainage unit and plumbing for a washing machine
- Functional utility room that keeps the space organised
- Spacious, 17ft living room featuring a bay-window that fills the space in natural light
- Two bedrooms and a shower room, one bedroom has access into the rear conservatory
- A large, low-maintenance garden that is predominately paved, complemented by a summerhouse and side access into the garage
- A brick-weave driveway providing off-road parking, with gated access to a carport and a garage for storage/workshop use



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Oulton Broad South

Burnt Hill Way sits within a settled part of Oulton Broad South, giving you straightforward access to everyday amenities across both Carlton Colville and Pakefield. Local shopping is close at hand, with the Co-op Food stores in Carlton Colville providing convenient options for day-to-day essentials, and Pakefield Retail Park offering a wider mix of national retailers within a short drive. The Tesco Petrol Station on Beccles Road is also nearby for practical refuelling.

Families have several schooling choices in the area, including Pakefield Primary School, Pakefield High School, and The Limes Primary Academy. Transport links are reliable, with regular bus services along Beccles Road and Oulton Broad South station providing direct rail into Norwich. The location supports an easy, well-connected lifestyle, with Oulton Broad's waterside spaces, parks, and the coastline all close enough for regular use.



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A well-presented detached bungalow positioned on a generous plot in the sought-after area of Oulton Broad South, this home offers an appealing opportunity for those seeking a single-level layout or a comfortable downsize. The accommodation is bright, welcoming and easy to maintain, with thoughtful features such as energy-efficient solar panels enhancing day-to-day living.

The entrance hall sets a positive first impression, light and airy in feel, leading through to a spacious living room measuring an impressive 17ft. A wide bay window draws in natural light, creating a comfortable setting for everyday relaxation.

The kitchen is fitted with cabinetry and includes an integrated oven, ceramic hob, sink/drainage unit and plumbing for a washing machine. A separate utility room provides valuable additional storage and helps keep the main kitchen organised.

There are two bedrooms, each offering flexibility for sleeping, hobbies or home working. One bedroom enjoys direct access into the rear conservatory, a pleasant spot to sit and look out over the garden. The accommodation is completed by a practical shower room.

Outside, the property features a large, low-maintenance garden that is predominantly paved, ideal for those who prefer minimal upkeep. A summerhouse provides an additional retreat or storage option, and there is side access into the garage.

To the front, a brick-weave driveway offers off-road parking, with gated access leading to a carport and the garage, suitable for storage or workshop use.

A well-rounded home in a desirable setting, offering comfort, practicality and the ease of single-storey living.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		71	80

England, Scotland & Wales

EU Directive 2002/91/EC

Ground Floor

Approx. 94.4 sq. metres (1015.9 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 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.

Dreaming of this home? Let's make it a *reality*.



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