



10 Cambrian Crescent, Oulton

Lowestoft



Minors & Brady

# 10 Cambrian Crescent

Oulton, Lowestoft

There's an immediate sense of possibility as you step into this extended detached home in the sought-after setting of Oulton Broad, offered chain free and ready for its next chapter. Designed for flexible, everyday living, it features a bright open-plan living/dining space with French doors to the garden, a practical kitchen and an additional multi-use reception room ideal for work, play or relaxation. Three well-proportioned bedrooms and a modern three-piece bathroom sit upstairs, while outside, a generous private garden with a raised decked terrace offers a peaceful backdrop for outdoor living. With a driveway, garage and exciting scope to renovate or extend (stpp), this is a home that invites you to shape it to your own lifestyle.

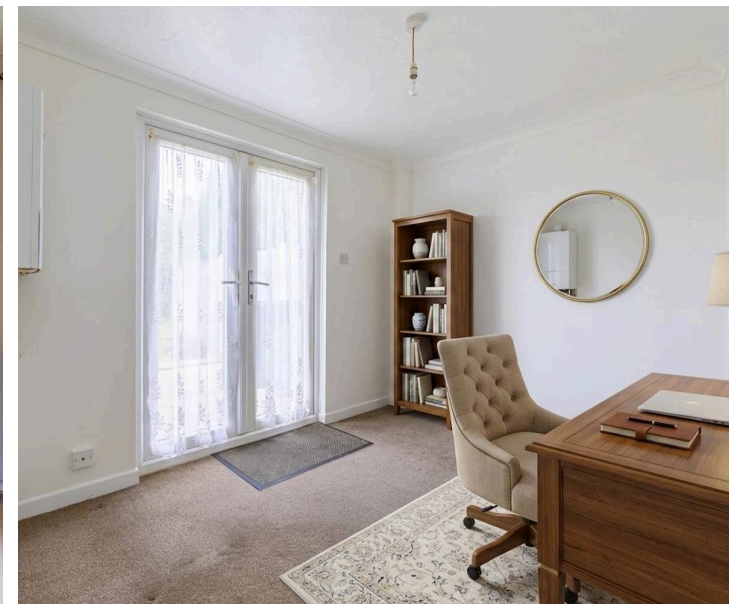
## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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## Oulton

Cambrian Crescent sits within a settled residential pocket of Oulton, giving you a calm, suburban setting with easy access to the wider Lowestoft area. Everyday shopping is straightforward: the closest major options are Tesco Superstore on Leisure Way and ALDI on Millennium Way, with North Quay Retail Park also close by for Morrisons, Lidl, and a wider mix of national retailers. Families have several nearby schooling choices, including The Limes Primary Academy, Oulton Broad Primary School, Woods Loke Primary School, and Ormiston Denes Academy for secondary. Transport links are practical, with regular bus routes running through Oulton and two nearby rail stations, Oulton Broad North and Oulton Broad South, connecting you to Norwich and the surrounding area. The lifestyle here leans toward relaxed, convenient living: green spaces, the Broads, and Lowestoft's coastline are all within easy reach, making day-to-day life feel balanced and well-connected.



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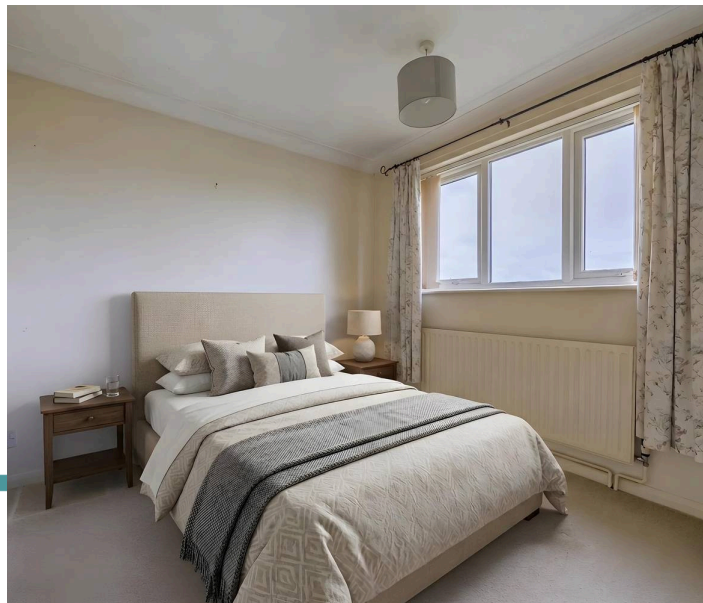
Oulton, Lowestoft

Offered chain free, this extended detached residence sits along a peaceful residential road in the ever-desirable Oulton Broad, providing a superb opportunity for those seeking a home with both space and potential. With scope to renovate or extend (stpp), the property currently delivers generous, flexible accommodation that can be tailored to suit a range of lifestyles.

A welcoming entrance hall sets the tone, bright and airy, complete with a useful storage cupboard. From here, the home opens into a wonderfully spacious 22ft open-plan living/dining room, an inviting setting for everyday living and entertaining. French doors draw in natural light and provide a seamless connection to the rear garden.

The kitchen is fitted with cabinetry and includes an integrated oven, gas hob and under-counter spaces for appliances, offering a practical foundation for future modernisation.

A further flexible reception room enhances the home's versatility, ideal as a home office, children's playroom, snug or even an additional bedroom if required.



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Oulton, Lowestoft

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, two of which benefit from built-in wardrobes. They are served by a neatly presented three-piece bathroom suite.

The rear garden is a particular highlight: a generous, private space featuring a raised decked terrace for outdoor seating, a maintained lawn, established planting and a timber shed.

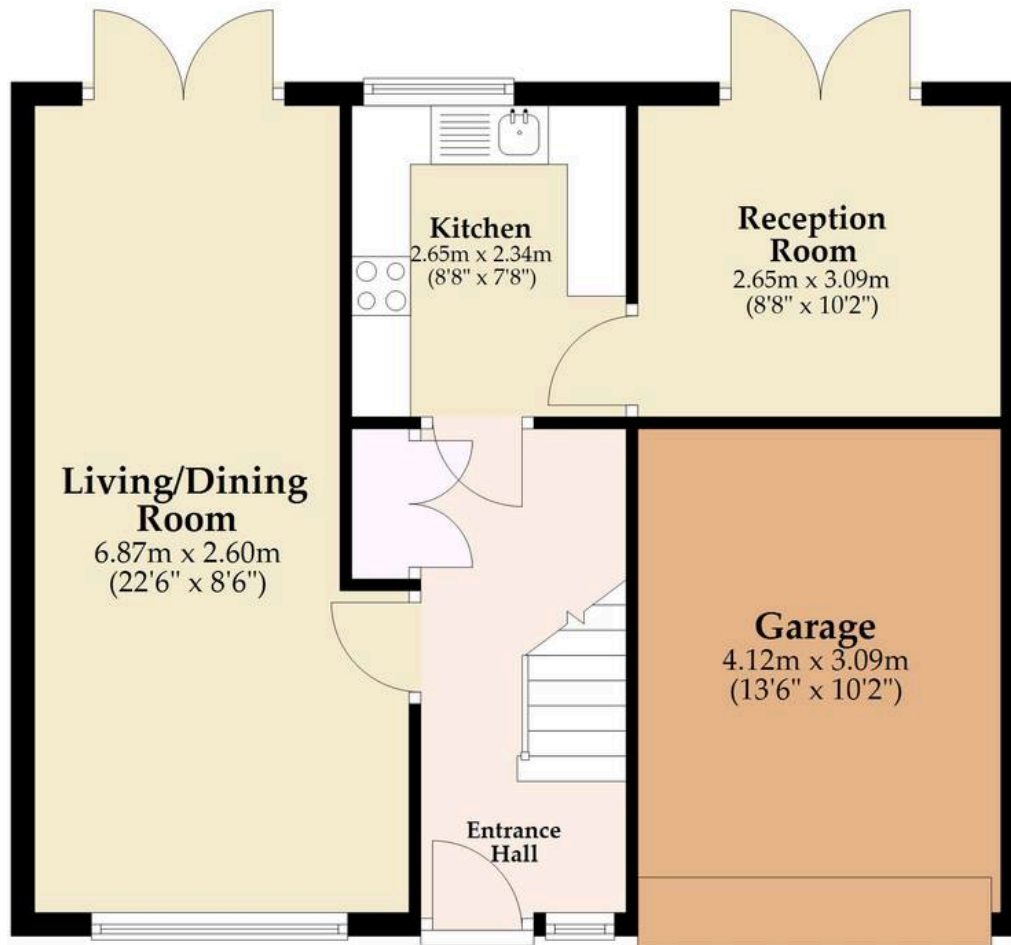
To the front, a lawned garden accompanies a driveway providing off-road parking, along with a garage for storage use.

This is a home with excellent fundamentals, ready for its next chapter, whether that's updating, extending or simply settling in and enjoying the sought-after Oulton Broad setting.



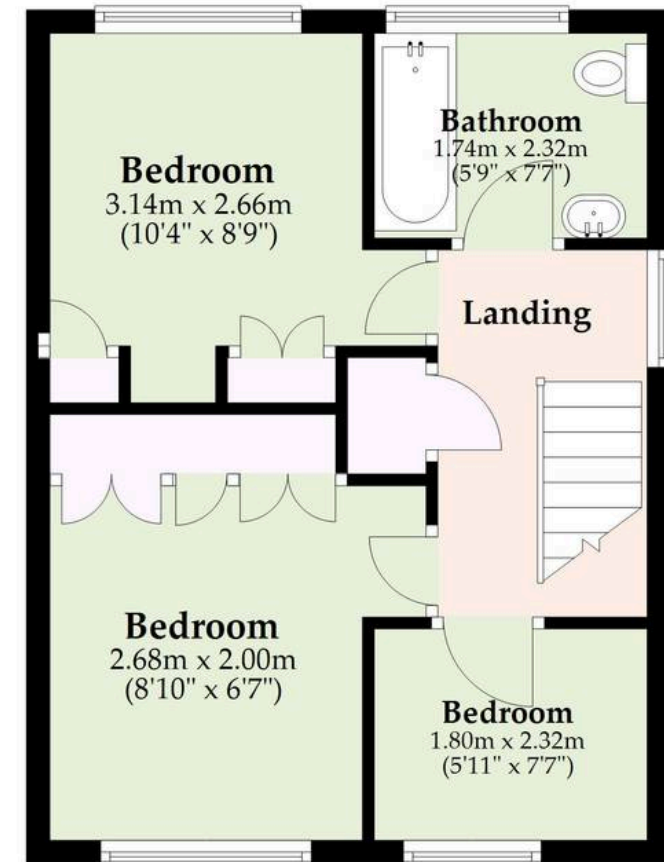
## Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



## First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 90.0 sq. metres (969.2 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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