



70 Dell Road, Oulton Broad South

Lowestoft



Minors & Brady

70 Dell Road

Oulton Broad South, Lowestoft

A home that instantly feels inviting, this property offers a generous sense of space and an easy flow that suits both everyday living and relaxed weekends at home. The open-plan living/dining room, separate formal dining room and bright kitchen create a sociable heart to the house, while three bedrooms, a useful attic study and the potential to extend (stpp) provide welcome flexibility for the years ahead. With a feature wood-burner, a substantial driveway and a large rear garden designed for outdoor dining, play and future ideas, it's a setting that brings together comfort, practicality and room to grow.

- Semi-detached residence in a sought-after Oulton Broad South setting
- Generous open-plan lounge/diner featuring a wood-burner and excellent natural light
- Separate dining room creating a practical and sociable ground-floor layout
- Well-appointed kitchen with fitted units, built-in oven, hob and useful storage
- Three separate bedrooms offering flexible family accommodation
- Attic study providing a dedicated work-from-home or hobby area
- Opportunity to extend (stpp) for future growth and long-term potential
- A driveway with parking for multiple vehicles
- Generous rear garden with elevated patio, lawn and outbuilding potential
- Convenient location close to amenities, schools and transport links

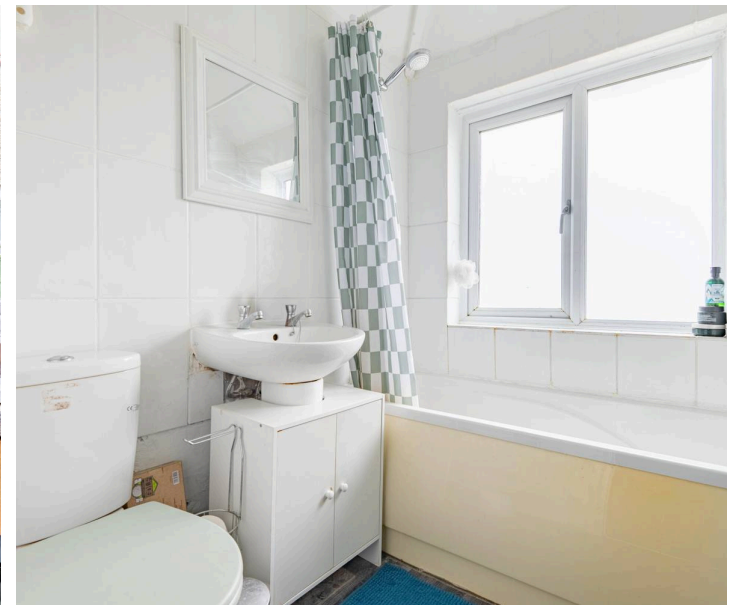


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Dell Road sits within the residential streets of Oulton Broad South, giving you straightforward access to both the waterfront and the wider amenities of Lowestoft town. Day-to-day shopping is covered by Asda on St Peter's Street, with Pakefield Retail Park to the south and North Quay Retail Park a short drive toward the town centre for a broader mix of stores. Families tend to look toward Dell Primary, Pakefield Primary, Pakefield High and East Point Academy for schooling. Transport links are practical, with regular buses running along the A146 and A12 corridors toward Lowestoft, Kessingland and Beccles, while Oulton Broad South station provides direct rail to Ipswich and connections beyond. The area suits anyone wanting a settled residential setting close to green spaces, the Broads, and the coastline, with plenty of scope for relaxed day-to-day living.



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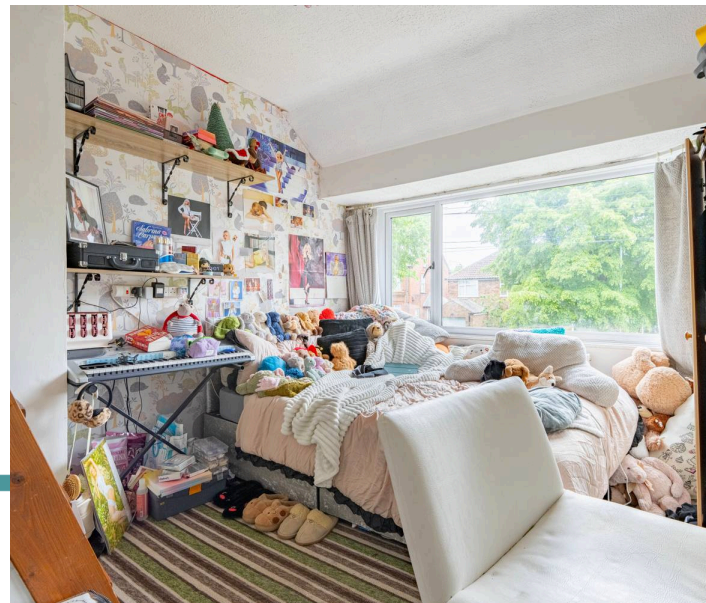
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Situated on the well-regarded Dell Road, this three bedroom semi-detached home presents a welcoming setting for family life. The property is nicely presented throughout and offers scope for future extension (stpp), making it an appealing long-term choice.

The entrance hall sets a positive first impression and leads through to the heart of the home, a generous open-plan living/dining room. This bright and comfortable space is arranged around a feature wood-burner and provides an excellent setting for everyday living and entertaining. Double doors open into a separate dining room, creating a natural flow for larger gatherings, while an arched opening connects through to the fitted kitchen.

The kitchen is arranged to offer both practicality and good storage, fitted with a full range of wall and base cabinetry set across extended worksurfaces. It includes an inset stainless-steel sink with mixer tap and drainer, a built-in eye-level oven, a countertop hob, and dedicated spaces for a fridge/freezer and laundry appliances. Dual-aspect windows bring in plenty of natural light, and a useful built-in cupboard provides additional capacity for household essentials.



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the first floor, the property offers three separate bedrooms. The main bedroom is a well-proportioned double, complemented by a second double bedroom featuring a fixed wooden ladder leading to a useful attic study, ideal for home working or storage. A third bedroom and a family bathroom complete the accommodation on this level.

Outside, the property continues to impress. A large paved driveway provides parking for multiple vehicles, with side access leading to the rear garden. The garden itself is a standout feature: a generous expanse of lawn accompanied by an elevated patio area suited to outdoor dining. There is also space for sheds, including a purpose-built larger structure with potential to serve as a summer-house or hobby room.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

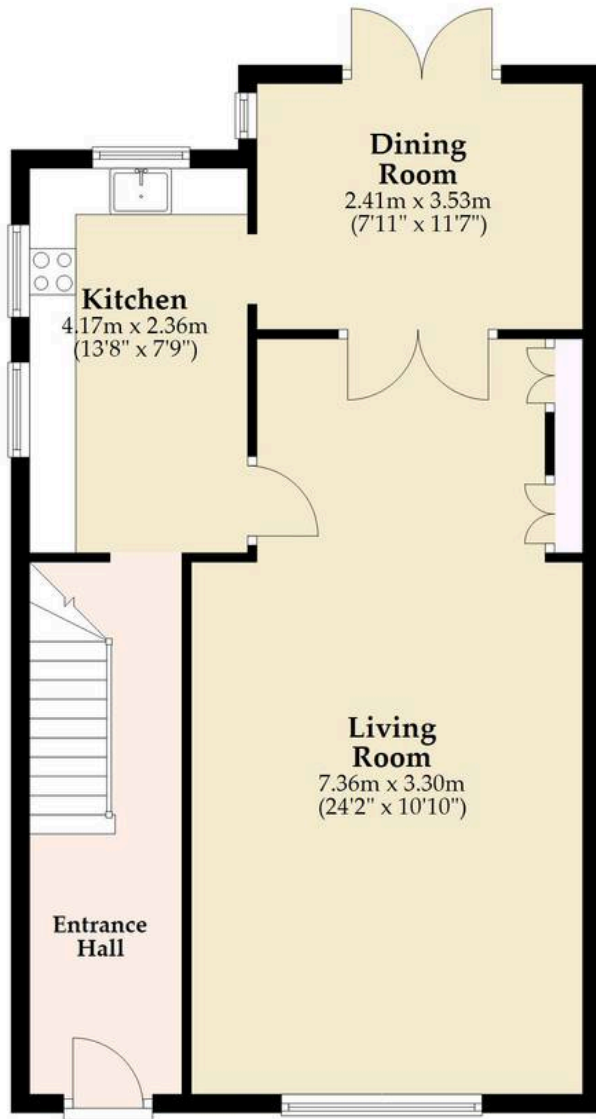
Gas central heating system.



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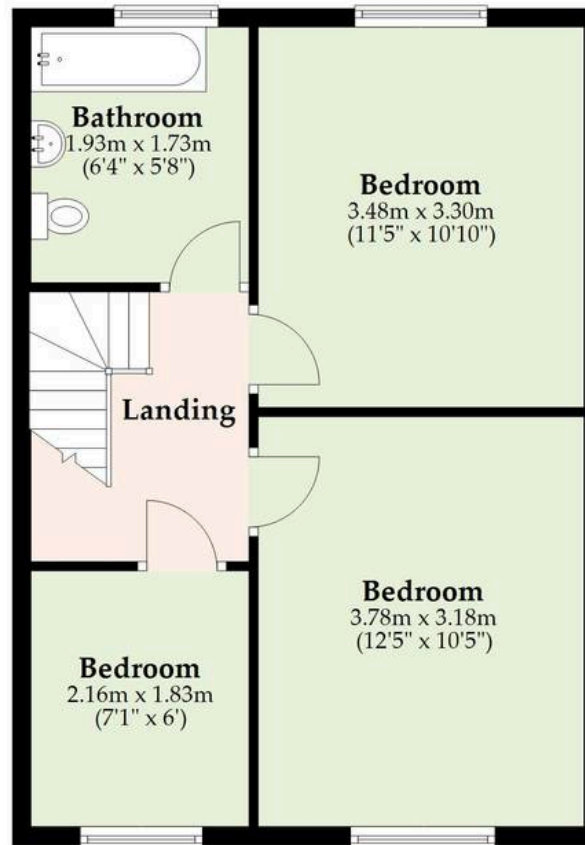
Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



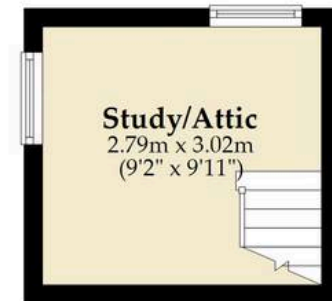
First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Second Floor

Approx. 8.4 sq. metres (90.9 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 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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