



21 Field Grange, Oulton

Lowestoft



Minors & Brady

21 Field Grange

Oulton, Lowestoft

Life here centres around bright, open spaces that bring a modern, uplifting feel to everyday living. This detached home sits within a quiet cul-de-sac between Oulton and the Parkhill estate, offering a contemporary interior shaped by a thoughtful renovation and a standout open-plan kitchen/dining room with bi-fold doors and a lantern roof light. The generous living room connects smoothly through internal double doors, while four well-arranged bedrooms, including a private en-suite, provide comfort upstairs. Outside, the garden offers a patio for outdoor dining and a lawned area that keeps the space versatile and easy to enjoy. A confident, well-finished home designed for relaxed family life.

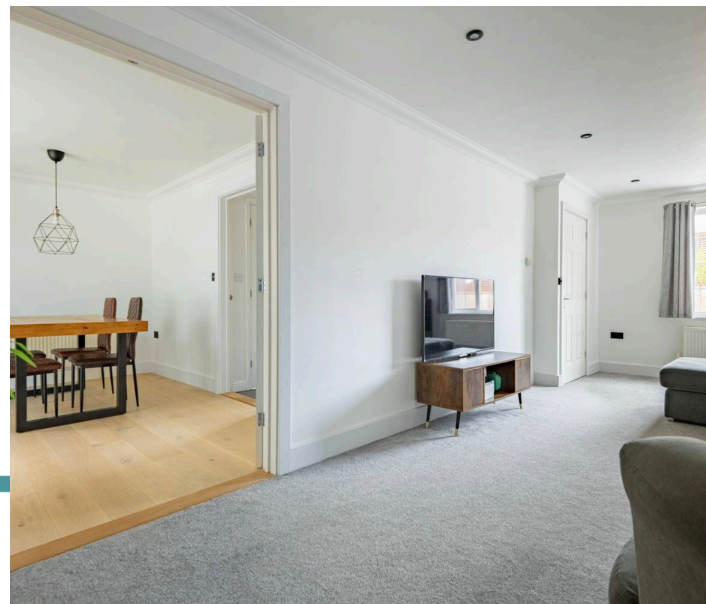
Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Pressurised hot water.

Gas central heating system.



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- Detached residence proudly positioned down a quiet, residential cul-de-sac between the desirable areas of Oulton and the Parkhill estate in Lowestoft
- Exceptional family home that has undergone a renovation in the past four years, creating a bright, contemporary interior that can easily adapt to your own style
- Strong kerb appeal with a driveway providing off-road parking and a garage for storage use
- 22ft living room that is filled with natural light, showcasing internal double doors that creates an effortless flow into the dining area and open-plan
- Stunning open-plan kitchen/dining room featuring bi-fold doors and a lantern roof light, connecting the indoor space to the garden
- Recently fitted kitchen equipped with stylish cabinetry, a full-range of high-quality appliances and a breakfast bar unit
- Old kitchen in-place that has the potential to be converted into a utility room, with brand-new cabinetry available via the current owners
- Four bedrooms offering comfort and privacy, one of which is complemented by a private en-suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and a planted bed
- Easy access to a wide range of amenities within the town, including shops, schools for all ages, transport links and the scenic coastline



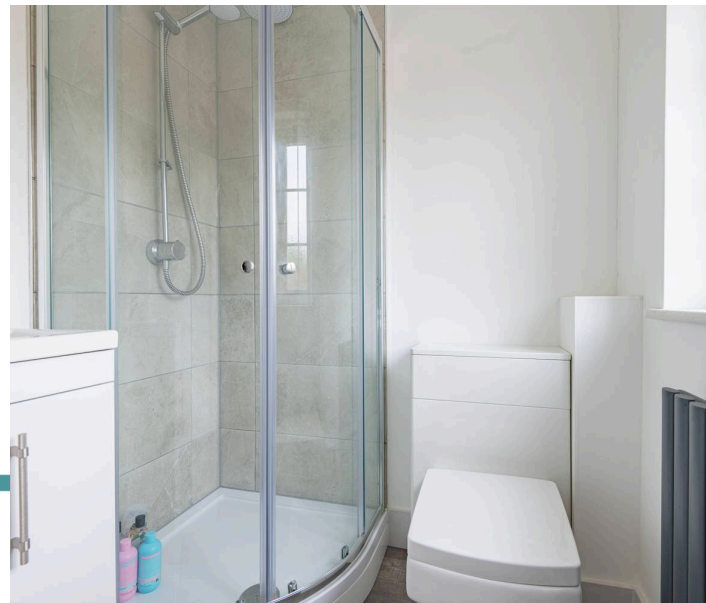
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Field Grange sits in a settled residential stretch of Oulton, positioned between Oulton village and the Parkhill estate, giving it a practical base with straightforward links across Lowestoft. For day-to-day shopping, the nearest major options are Tesco Superstore on Leisure Way and ALDI on Millennium Way, with Parkhill adding further local services. Families have nearby schooling choices including Gunton Primary Academy and Benjamin Britten Academy for secondary. Transport connections are reliable, with regular bus routes through Oulton and both Oulton Broad North and Oulton Broad South stations offering direct services toward Norwich and the surrounding area. The lifestyle here suits those who want suburban living with quick access to green spaces, the Broads and the coastline, making it a comfortable base for everyday routines and time outdoors.



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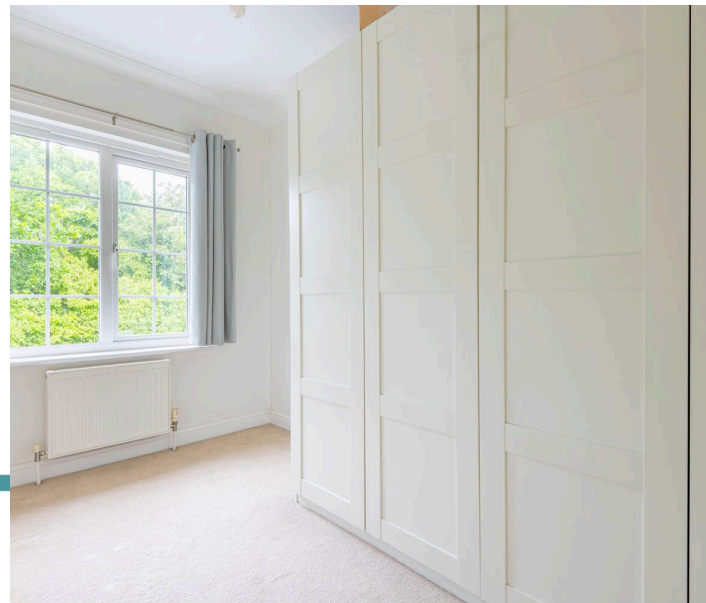
This detached residence enjoys a peaceful position within a quiet cul-de-sac between Oulton and the Parkhill estate, offering a refined family home with a contemporary character shaped through a considered renovation in recent years.

Its frontage presents with confidence, with a paved driveway and a garage for practical storage, while the entrance hall sets an immediate sense of welcome with its bright, uplifting feel.

The main living room is an elegant everyday space, naturally bright and arranged to encourage relaxed family time. Internal double doors open through to the dining area, creating a sociable flow that suits both gatherings and quieter evenings at home.

Beyond this lies the standout feature of the property: a beautifully reimagined open-plan kitchen/dining room where bi-fold doors and a lantern roof light draw in daylight and frame the connection to the garden. The recently fitted kitchen brings together stylish cabinetry, quality integrated appliances and a breakfast bar unit, forming a space that feels both polished and practical.

The former kitchen remains in place and offers clear potential to become a dedicated utility room, with brand-new cabinetry available from the current owner. A well-placed WC completes the ground floor.



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Upstairs, four bedrooms provide a calm and comfortable setting for family life, with the principal bedroom benefiting from a private en-suite shower room. The family bathroom is finished with a modern three-piece suite.

The rear garden offers a peaceful outdoor space, thoughtfully arranged with a patio for seating, a lawned area and a planted bed. It is a space designed for easy enjoyment, whether for summer BBQs, outdoor activities or simply relaxing.

A well-crafted home in a desirable residential setting, offering contemporary comfort, thoughtful design and a lifestyle that feels both settled and forward-looking.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(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	

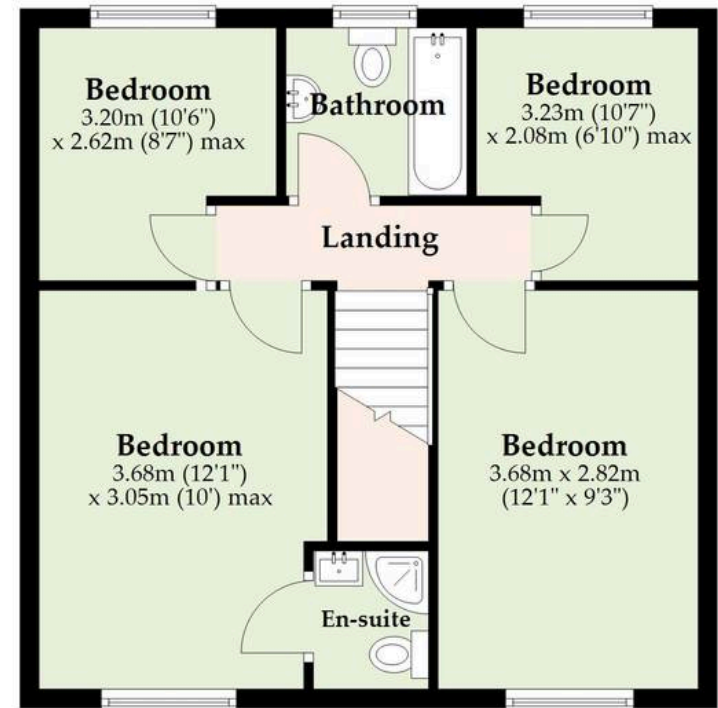
Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)
(excluding Entrance Hall, WC, Garage)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)
(excluding En-suite, Landing, Bathroom)



Total area: approx. 104.0 sq. metres (1119.0 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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