



87 Elm Tree Road, Oulton Broad South

Lowestoft



Minors & Brady

87 Elm Tree Road

Oulton Broad South, Lowestoft

A home designed for easy, modern living, this extended detached bungalow in Oulton Broad South offers a stylish, turn-key setting within walking distance of shops, green spaces and the waterfront. Renovated throughout in 2022, it features an impressive open-plan kitchen, dining and living space with a roof lantern and bi-fold doors, a sleek contemporary kitchen with integrated appliances, a separate utility room, three comfortable bedrooms, a versatile home office and a modern family bathroom. Outside, the property enjoys strong kerb appeal with off-road parking, a garage, anthracite windows and smart cladding, while the private rear garden offers a lawn, mature planting, multiple patio areas ideal for outdoor dining and a useful timber shed. It's a home that supports a relaxed, practical lifestyle close to everything Oulton Broad has to offer.



M&B

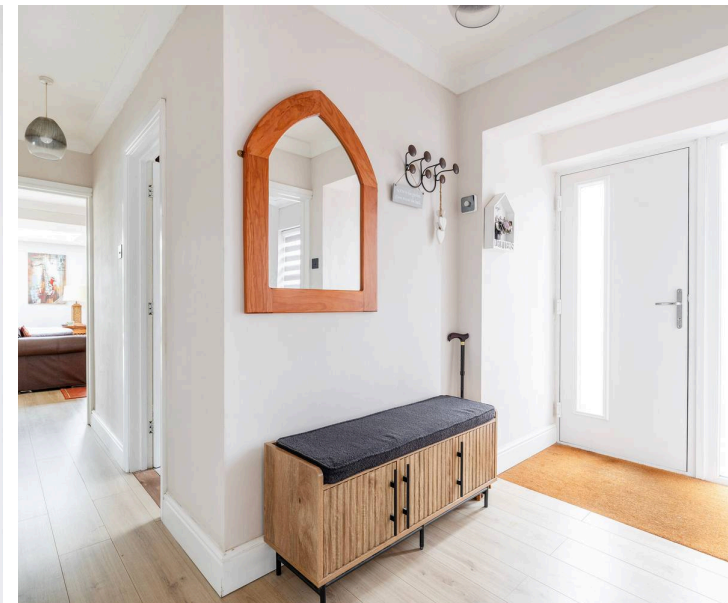


M&B

87 Elm Tree Road

Oulton Broad South, Lowestoft

- Extended detached bungalow positioned in the popular area of Oulton Broad South, within walking distance to a wide range of amenities
- Fully renovated in 2022, showcasing a turn-key condition that can easily adapt to your own lifestyle preferences and style
- Kerb appeal with a driveway providing off-road parking, a garage for storage use, established beds, stylish cladding and Anthracite windows/doors
- At the core of the home is an impressive open-plan kitchen/dining/living room creating an effortless flow for everyday living, with b-fold doors and a roof lantern
- Kitchen is equipped with modern cabinetry, an integrated double oven, an induction hob, a dishwasher and a functional utility room for laundry appliances
- Three bedrooms offering comfort and privacy, two of which benefit from built-in storage
- Flexible home office that is perfect for someone that works from home, or alternatively can be a playroom or a nursery
- Family bathroom comprising of a three-piece suite, including a bathtub, a hand wash vanity and a toilet, with a heated towel rail
- A private, well-maintained garden featuring a laid to lawn, several patio areas for outdoor seating, mature shrubbery and a timber storage shed



M&B

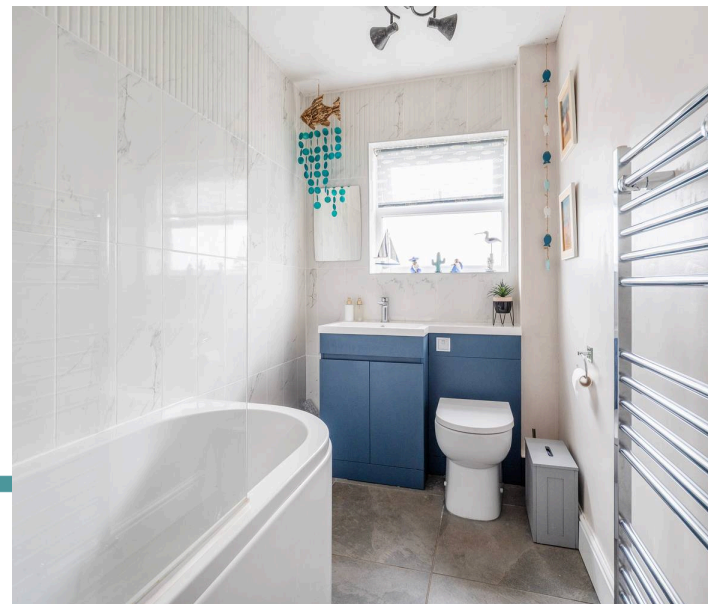
87 Elm Tree Road

Oulton Broad South, Lowestoft

Oulton Broad South

Elm Tree Road sits in a quiet residential stretch of Oulton Broad South, giving you that easy, everyday rhythm the area does well without feeling cut off. The road is only a short walk from the water at Oulton Broad, where you've got sailing, parkland, and long waterside paths that make getting outdoors feel natural rather than a chore. Day-to-day amenities are close: the nearest supermarkets include Tesco Express, Co-op Food, and the larger Asda and Morrisons stores a short drive toward town. Pakefield Retail Park adds extra choice with bigger retailers and practical stops.

Families have several schools within easy reach, including Oulton Broad Primary, Dell Primary, and East Point Academy for secondary. Commuting is straightforward: Oulton Broad South station is walkable for trains toward Ipswich and Lowestoft, and the A146 and A12 give quick road links to Norwich and the wider coast. With green space, water access, and everyday essentials all close by, Elm Tree Road offers a lifestyle that's relaxed, practical, and well-connected without over-selling itself.



M&B

87 Elm Tree Road

Oulton Broad South, Lowestoft

Positioned in the well-regarded area of Oulton Broad South, this extended detached bungalow offers a stylish, move-in-ready home within easy walking distance of local amenities, green spaces and the waterfront. Fully renovated in 2022, the property presents a crisp, contemporary finish that allows you to introduce your own aesthetic with ease.

The frontage creates an immediate sense of care and quality, with off-road parking, a garage for storage, established planting and modern cladding complemented by anthracite windows and doors. Everything feels considered and welcoming from the moment you arrive.

A side entrance leads into a bright, airy hallway that sets the tone for the rest of the home. At its centre is an impressive open-plan kitchen, dining and living space, designed for modern living and everyday comfort. A roof lantern and bi-fold doors draw in natural light, opening the room to the garden and creating a sociable environment for cooking, relaxing or entertaining. The kitchen features sleek cabinetry, an integrated double oven, induction hob and dishwasher, while a separate utility room keeps household tasks neatly organised.



M&B

87 Elm Tree Road

Oulton Broad South, Lowestoft

There are three comfortable bedrooms, two with built-in storage, offering privacy for family or guests. A further versatile room provides an ideal home office, playroom or nursery, depending on your lifestyle. The family bathroom is finished with a modern three-piece suite, including a bathtub, vanity basin and heated towel rail.

The rear garden is a peaceful, well-maintained outdoor space with a generous lawn, mature shrubbery and several patio areas perfect for outdoor dining or quiet moments in the sun. A timber shed provides useful storage for tools or hobbies.

This is a home that offers comfort, style and convenience in equal measure, renovated with care, thoughtfully extended and ideally placed to enjoy everything Oulton Broad has to offer.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Acoustic glass in the double-glazed windows.



Ground Floor

Approx. 101.4 sq. metres (1091.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.6 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*.



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Ollee*
Senior Property Consultant

Minors & Brady
Your home, our market

 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk