



2 Patricia Close, Oulton Broad North

Lowestoft



Minors & Brady

2 Patricia Close

Oulton Broad North, Lowestoft

Set along a quiet cul-de-sac in Oulton Broad North, this semi-detached bungalow offers an easy, everyday lifestyle with the freedom to update and personalise. A bright front living room, a practical kitchen ready for modernisation, two bedrooms including one with garden access, and a simple three-piece bathroom form a comfortable layout suited to downsizers or buyers seeking a project. The private garden provides space for outdoor living with a patio, lawn, planting, greenhouse and sheds, while a driveway and carport add useful off-road parking. It's a home with clear potential in a well-regarded setting close to the amenities and waterside lifestyle Oulton Broad is known for.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

This land is subject to a covenant restricting development. Construction is limited to a private dwellinghouse and associated offices or ancillary buildings, and no such structures may be erected within 150 feet on either side of the property.



M&B

2 Patricia Close

Oulton Broad North, Lowestoft

Oulton Broad North

Patricia Close is situated in Oulton Broad North, a peaceful residential area to the west of Lowestoft, within easy reach of both natural spaces and everyday conveniences. The street lies a short walk from the Oulton Broad, offering waterside paths and green areas ideal for walking, cycling, or quiet outdoor recreation.

For shopping, residents have multiple options nearby. Everyday essentials can be picked up at local convenience stores and cafés along Bridge Road, while larger weekly shopping is well-served by Aldi and Tesco, both just a few minutes' drive away. For a broader retail experience, North Quay Retail Park is close by, featuring a mix of major chain stores, homeware outlets, and eateries.

Families have access to several schools within easy reach. Oulton Broad Primary School is the nearest, with The Limes Primary Academy and Woods Loke Primary School also nearby. Secondary education options include East Point Academy and the Benjamin Britten Academy of Music and Mathematics, all within a short drive or bike ride.

Transport connections are convenient. Oulton Broad North railway station is walkable, offering services to Lowestoft and Norwich, while Oulton Broad South provides links towards Beccles and Ipswich. Regular local buses run along Bridge Road and surrounding streets, and major routes like the A146 and A12 are easily accessible for road travel.



M&B

2 Patricia Close

Oulton Broad North, Lowestoft

A semi-detached bungalow set along a quiet cul-de-sac in Oulton Broad North, this home offers an easy, settled way of living with clear scope for modernisation. Its position places you within a well-regarded residential pocket, making it an appealing choice for downsizers or anyone seeking a property they can shape to their own style.

The living room sits to the front, a generous space lifted by a wide window that brings in plenty of natural light and creates a calm, comfortable atmosphere.

The kitchen provides a practical layout with fitted cabinetry, a freestanding cooker and space for appliances, a straightforward foundation for those keen to introduce a more contemporary scheme.

Two bedrooms are arranged to the rear, one opening directly onto the garden through sliding doors, giving the room a pleasant connection to the outdoors.

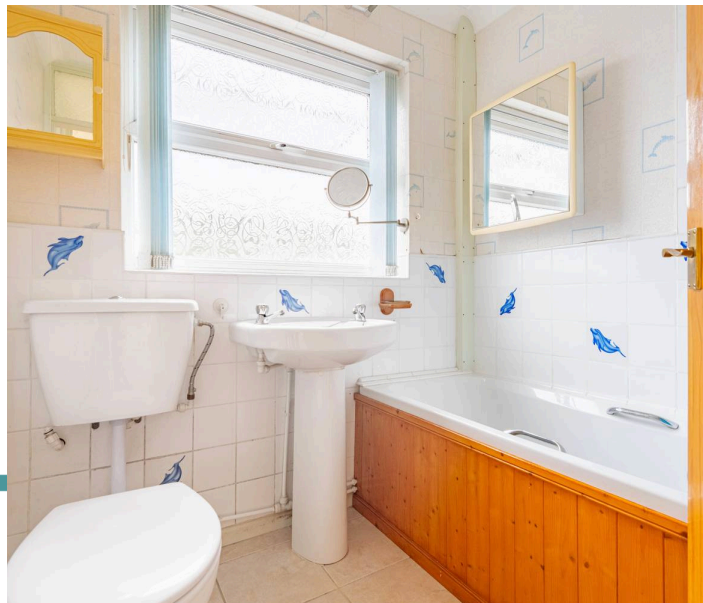
The bathroom features a classic three-piece suite, offering a simple base for updating if desired.

The garden is private and well maintained, with a patio for outdoor seating, a lawn edged with planting, and the welcome addition of a greenhouse and two sheds for storage or hobbies.

To the front, a driveway provides off-road parking alongside a carport for sheltered cover.

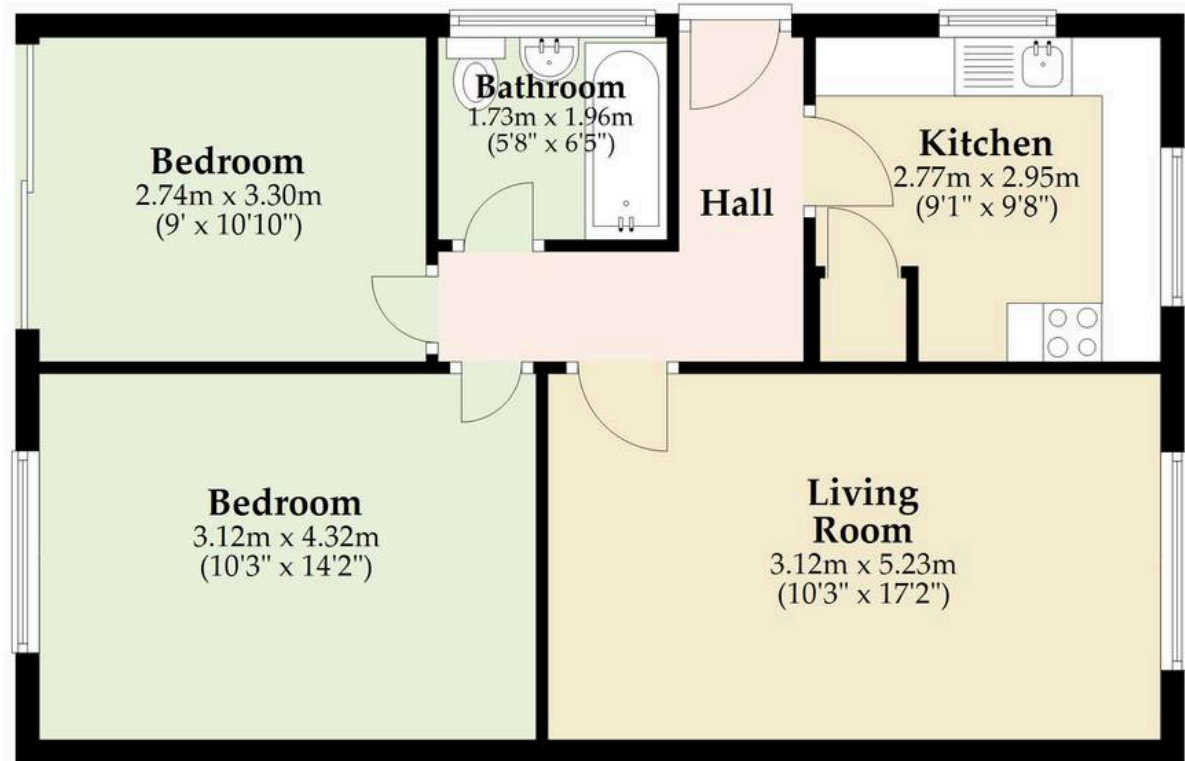
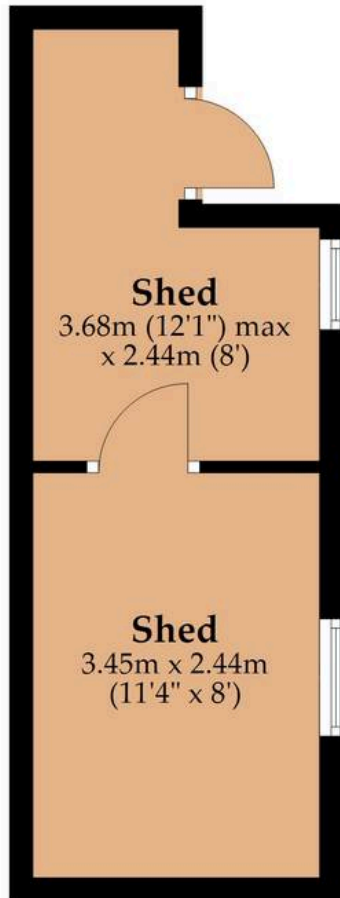
Altogether, this is a home with comfort, potential and a peaceful setting, a property ready to enjoy now, with the opportunity to enhance it over time.

M&B



Ground Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



Total area: approx. 73.2 sq. metres (787.5 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