



14 Tubby Walk, Oulton

Lowestoft



Minors & Brady

# 14 Tubby Walk

Oulton, Lowestoft

Set along a quiet cul-de-sac in the Oulton area of Lowestoft, this well-presented mid-terrace home offers a straightforward, modern setting for everyday life, with a layout that adapts naturally to the needs of first-time buyers, young families or those seeking a dependable investment. The open-plan kitchen and dining area connects directly to the garden, encouraging easy use of the outdoor space throughout the year, while the top-floor principal bedroom provides a generous, light-filled setting with its own shower room. With a south-west facing garden, off-road parking and an EV charger, the property offers a practical, well-considered environment that supports a comfortable and flexible style of living.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

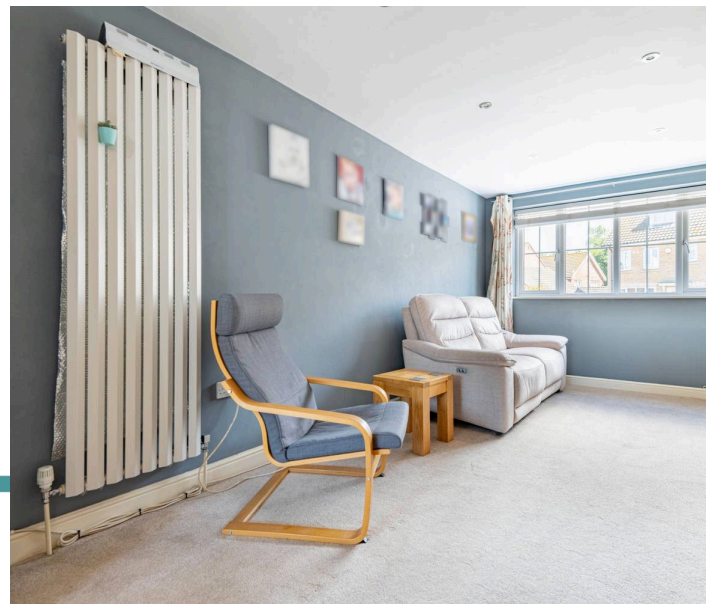
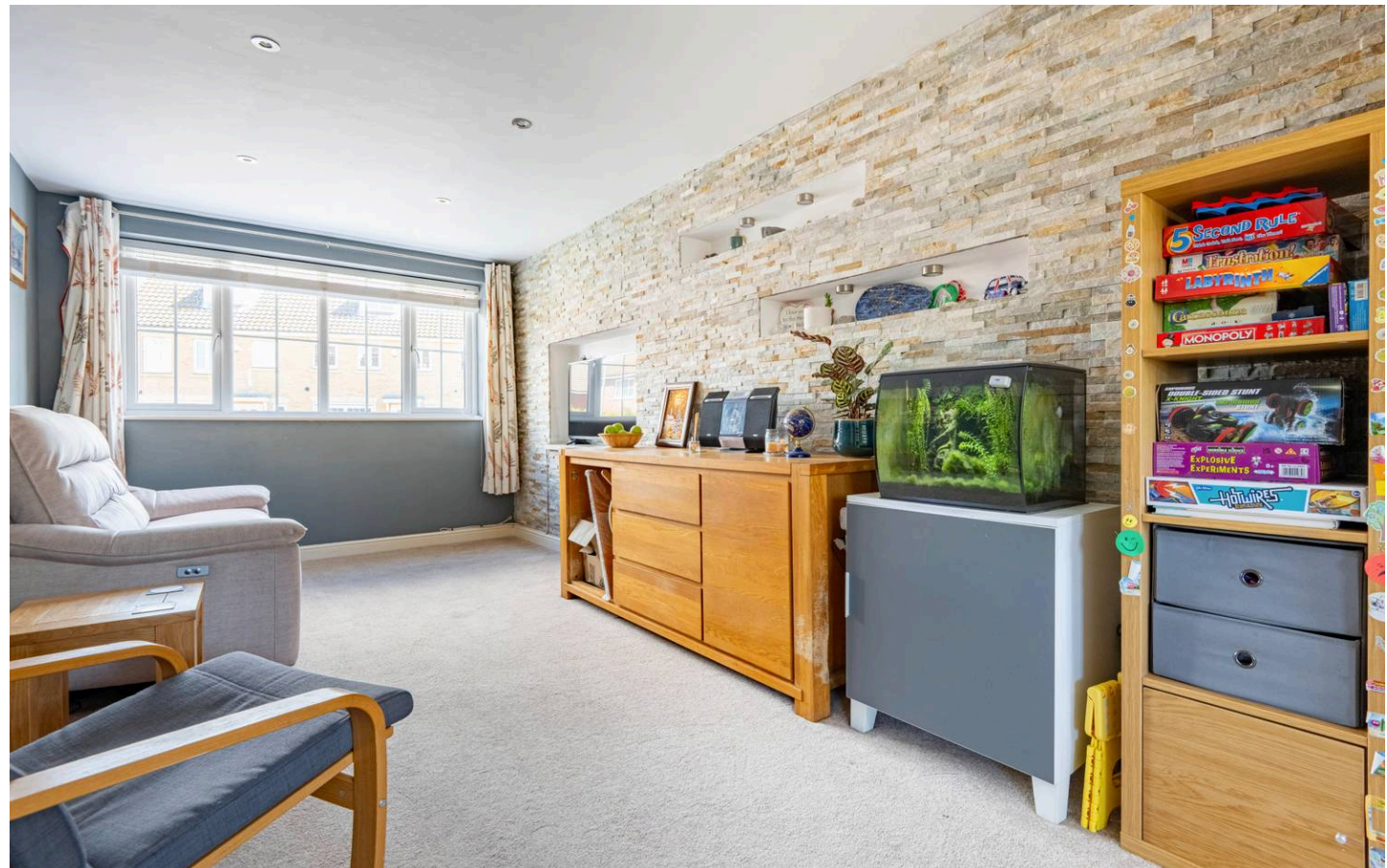
Please note that this property has a shared pathway.



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- Mid-terrace residence positioned down a residential cul-de-sac in the desirable area of Oulton, Lowestoft
- Suitable choice for first-time buyers, families or investors looking for a well-presented home
- 1,256sqft of spacious and flexible accommodation across three floors, adapting to your own preferences and style
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven, areas for your appliances and French doors that open out to the garden
- The kitchen effortlessly connects to the living room, creating an easy flow for everyday living and entertaining
- Three first-floor bedrooms offering comfort and privacy, along with a family bathroom comprising of a three-piece suite
- Second-floor principal bedroom with storage and a Velux window that floods the space in natural light, complemented by a shower room
- South-west facing garden that is well-maintained, featuring a raised decked terrace for outdoor seating, an awning, an artificial lawn, space for potted plants and a timber shed
- Off-road parking for two vehicles, along with an EV charger
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



# 14 Tubby Walk

Oulton, Lowestoft

## Oulton Broad

Tubby Walk sits in a calm residential stretch of Oulton, neatly positioned between Oulton village and the Parkhill estate, giving it that sweet spot of being tucked away while still close to everyday essentials. The setting is mostly level, green, and well-established, with footpaths and quiet roads linking easily into both neighbourhoods. For shopping, the closest major option is Aldi on Millennium Way, with Tesco Superstore and Lidl on Leisure Way also within quick reach.

Families are well-served by nearby schools including Woods Loke Primary, Gunton Primary, and Benjamin Britten Academy, all a short drive or cycle away. Transport links are practical: Oulton Broad North and Oulton Broad South stations connect to Norwich and Ipswich, and regular bus routes run towards Lowestoft town centre and the surrounding estates. With The Broads, local parks, and the coastline close enough for spontaneous trips, the area supports a lifestyle that's relaxed, outdoors-friendly, and convenient without feeling busy.



# 14 Tubby Walk

Oulton, Lowestoft

Positioned along a peaceful residential cul-de-sac in the sought-after area of Oulton in Lowestoft, this mid-terrace residence offers a calm, well-balanced setting ideal for first-time buyers, families or investors seeking a well-presented home with flexibility and modern comfort.

A welcoming entrance hall introduces the home, accompanied by a practical WC. From here, the ground floor opens into a sociable kitchen and dining space, fitted with contemporary cabinetry, an integrated oven and designated areas for appliances. French doors lead directly to the garden, creating a natural connection between indoors and out.

The kitchen flows into the living room, forming a cohesive arrangement that suits relaxed evenings, family time and informal entertaining.

The first floor provides three comfortable bedrooms, each offering privacy and adaptability, ideal as sleeping spaces, a home office or a creative room. A family bathroom with a three-piece suite serves this level.

The principal bedroom occupies the entire top floor. A Velux window brings in generous natural light, while built-in storage and an adjoining shower room complete this well-considered space.



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The rear garden is arranged for easy upkeep and year-round use. A raised decked terrace offers an inviting area for outdoor seating, supported by an awning for shade on bright afternoons. An artificial lawn keeps maintenance simple, with space for potted plants adding seasonal interest. A timber shed provides useful outdoor storage.

The property benefits from off-road parking for two vehicles and the convenience of an EV charger, a valuable addition for eco-minded buyers or those planning ahead.

This is a well-presented, adaptable home offering comfort, practicality and a relaxed modern style. Its three-storey layout, quiet cul-de-sac position and low-maintenance garden make it an appealing choice for anyone seeking a property that supports both everyday living and future flexibility.

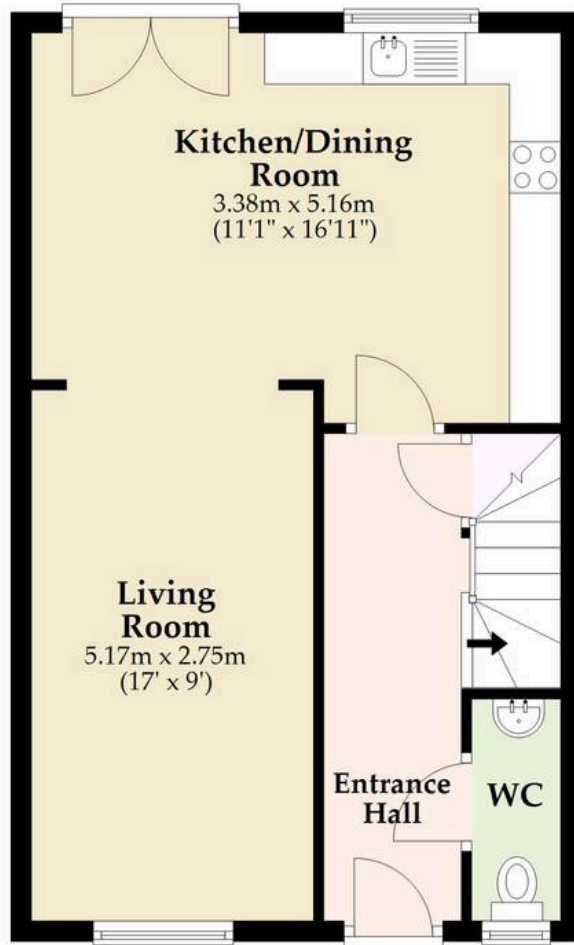


M&B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

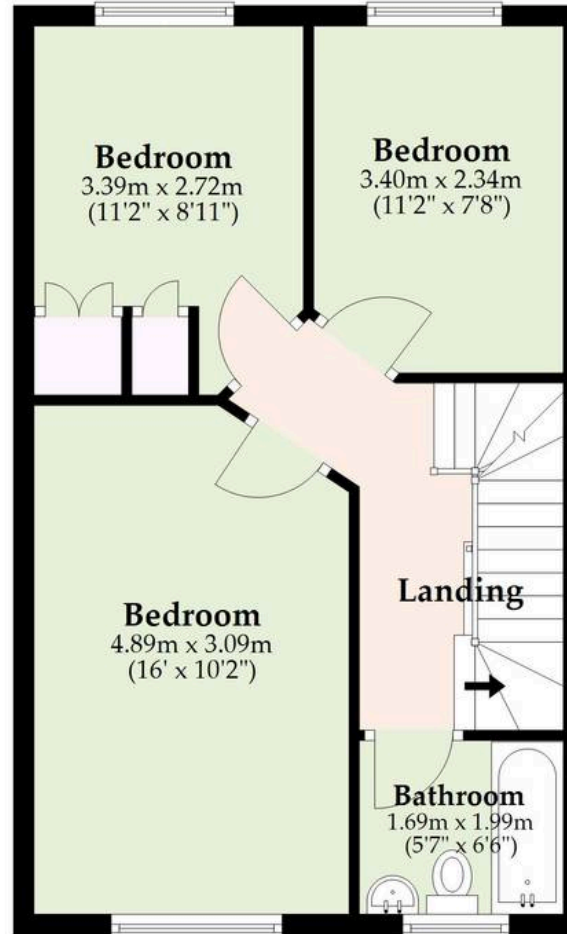
### Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



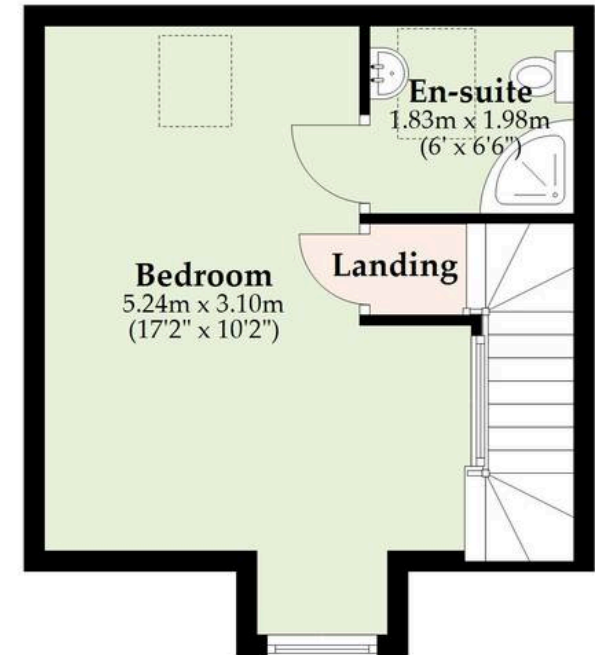
### First Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



### Second Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 116.7 sq. metres (1256.1 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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