



27 Dell Road, Oulton Broad South

Lowestoft



Minors & Brady

## 27 Dell Road

Oulton Broad South, Lowestoft

A home that genuinely supports the rhythm of modern family life, this extended semi-detached property in Oulton Broad South offers well-presented interiors, adaptable living spaces and the convenience of thoughtful updates throughout. The open-plan living and family room creates a natural hub for everyday moments, while the adjoining dining room and direct garden access make hosting feel effortless. The contemporary kitchen is fully equipped with integrated fixtures and fittings, giving you a practical and streamlined space from the start. With three comfortable double bedrooms, two well-finished bathrooms and a private garden arranged for both relaxation and outdoor dining, the home is designed to work smoothly for a range of lifestyle needs. A regularly serviced, five-year-old boiler and well-maintained presentation add reassurance, making this a property you can move into and enjoy straight away.



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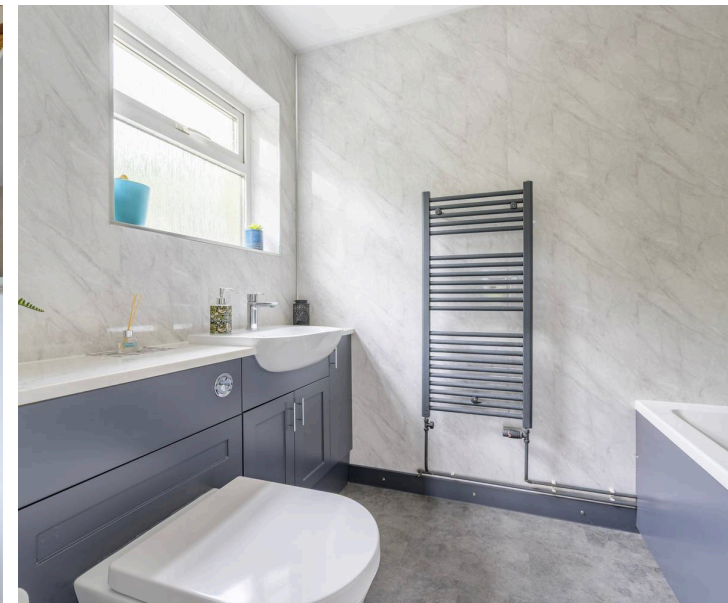


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## 27 Dell Road

Oulton Broad South, Lowestoft

- Extended semi-detached residence positioned down a residential road in the desirable area of Oulton Broad South
- Well-presented, modern accommodation that can easily adapt to your families lifestyle preferences and interior style
- Kerb appeal with a maintained front garden and a driveway providing off-road parking
- Open-plan living/family room with a bay-fronted window and a feature fireplace, creating an effortless flow for everyday living and entertaining
- Internal double doors open into a formal dining room, with direct access out to the garden
- Kitchen equipped with contemporary cabinetry, patterned wall tiles and a full-range of integrated appliances
- Ground-floor family bathroom and a first-floor shower room, both comprising of quality three-piece suites
- Three double bedrooms that offer the utmost comfort and privacy, ready for you to personalise
- A private garden featuring several seating areas, a laid to lawn, colourful planting, established shrubbery and a summerhouse
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



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# 27 Dell Road

Oulton Broad South, Lowestoft

## Oulton Broad South

Dell Road is located in the peaceful residential area of Oulton Broad South, just to the south of the Broad itself, giving residents easy access to the waterways and surrounding green spaces. The street is within walking distance of local amenities, including convenience stores, cafés, and small independent shops, while larger supermarkets and retail options are a short drive away in central Lowestoft or along the main coastal roads. Families benefit from several nearby schools: Dell Primary School is the closest, with Westwood Primary and Elm Tree Primary also nearby. For secondary education, East Point Academy and Pakefield High School are readily accessible.

Transport links are strong. Oulton Broad South railway station is a short walk from Dell Road, offering regular services into Lowestoft and beyond, while local bus routes connect the area with the town centre and surrounding suburbs. Road access is convenient, with routes such as the A1117 providing links to the wider Suffolk coast and inland towns.

Residents enjoy a lifestyle that blends convenience with outdoor leisure: the nearby Oulton Broad and Nicholas Everitt Park provide opportunities for walking, cycling, boating, and waterside relaxation. Local cafés, eateries, and community spaces support everyday living, making Dell Road an attractive location for families, commuters, and those seeking a balance of accessibility and a quieter residential setting.



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## 27 Dell Road

Oulton Broad South, Lowestoft

Positioned along a quiet residential road in sought-after Oulton Broad South, this extended semi-detached home offers modern, well-presented accommodation that suits a variety of family lifestyles and interior tastes. With a maintained front garden and private driveway, the property makes a strong first impression before you even step inside.

The entrance hall sets a welcoming tone, bright and airy, guiding you through to the main living spaces. The open-plan living and family room is designed for everyday comfort, featuring a bay-fronted window and a characterful fireplace. It's a sociable space that works effortlessly for both relaxed evenings and informal gatherings.

Internal double doors lead into the formal dining room, creating a natural connection between the two rooms and offering direct access to the garden for easy indoor-outdoor living.

The kitchen is thoughtfully designed with contemporary cabinetry, patterned wall tiles and a full suite of integrated fixtures and fittings. These include an oven, fridge/freezer, dishwasher and washing machine, offering a practical and streamlined environment for cooking and daily routines.

A ground-floor family bathroom adds convenience, complemented by a first-floor shower room, each finished with quality three-piece suites.



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# 27 Dell Road

Oulton Broad South, Lowestoft

Upstairs, three double bedrooms provide comfort and privacy, ready for you to shape to your own style and needs, whether that's restful sleeping spaces, a home office or a creative studio.

The boiler, only five years old and regularly serviced, adds reassurance for the years ahead.

The rear garden is a private and enjoyable space, arranged with several seating areas, a lawn, colourful planting and established shrubbery. A summerhouse sits neatly within the garden, offering a versatile spot for hobbies, quiet moments or seasonal entertaining.

Well-maintained, adaptable and positioned in a desirable location, this home is ready to support its next owners through many stages of life.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

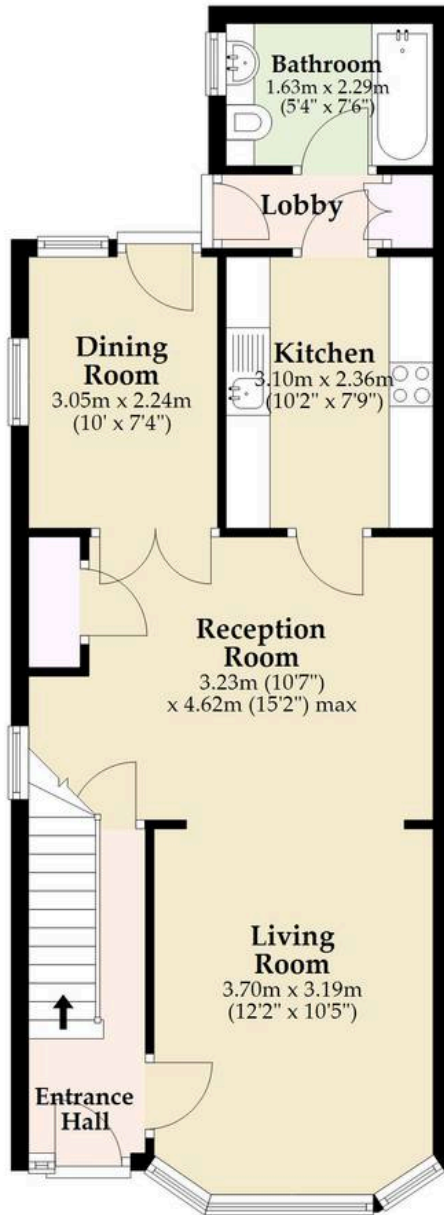
Gas central heating system.

Front door and windows replaced in 2022.



## Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 sq. feet)

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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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