



28 Lime Avenue, Oulton

Lowestoft



Minors & Brady

28 Lime Avenue

Oulton, Lowestoft

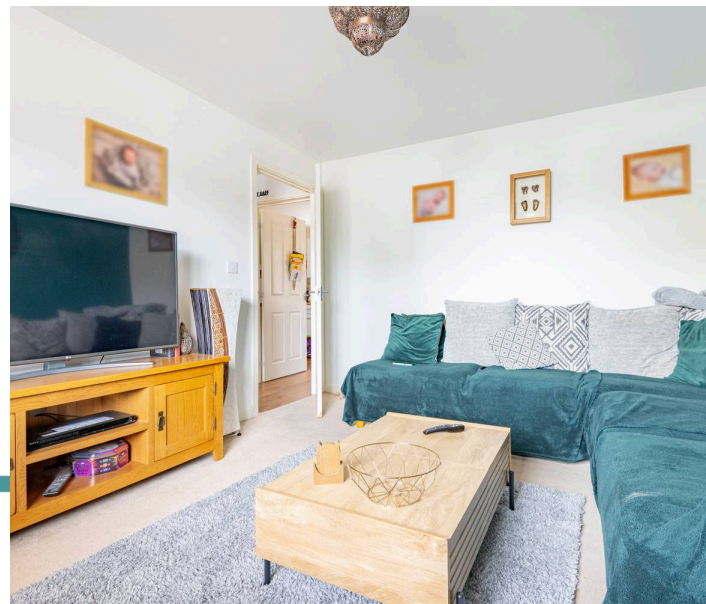
Set within one of Oulton's most desirable residential pockets, this extended detached home immediately creates a strong first impression, offering a sense of space, light and thoughtful care from the moment you step inside. It's a property that has clearly been well-loved, with a layout that supports everyday family routines as easily as relaxed weekends and gatherings. The reception spaces flow naturally, with the standout garden room drawing attention through its striking design and connection to the outdoors. Upstairs, four comfortable bedrooms provide the privacy and practicality needed for modern living, while the well-kept garden and generous parking complete the picture of a home that is both ready to enjoy and ready to evolve with you.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Extended detached residence positioned within the popular 'Limes' development in the desirable area of Oulton
- Exceptional family home that has been lovingly maintained and improved by the current owners, ready for you to adapt to your own lifestyle preferences and style
- Located within the catchment for high-performing schools, with convenient access to local amenities, and just a short journey from the scenic Broads and coastline
- Comfortable living room inviting relaxation, with an adjacent reception room that has the flexibility to be a snug, home office, playroom or an additional bedroom
- Kitchen fitted with cabinetry, an integrated oven and areas for your own appliances, complemented by a functional utility room and a cloakroom
- Extended garden room that is currently set-up with a dining arrangement, showcasing a valuated ceiling, floor-to-ceiling windows and French doors
- Four lovely-sized bedrooms offering comfort and privacy, one of which is a principal bedroom with a private en-suite
- A private, well-maintained garden featuring a laid to lawn and boarded beds around the boundary, with side access into the garage
- A brick-weave driveway providing off-road parking for 2/3 cars, along with additional parking at the front and a detached single garage for storage use



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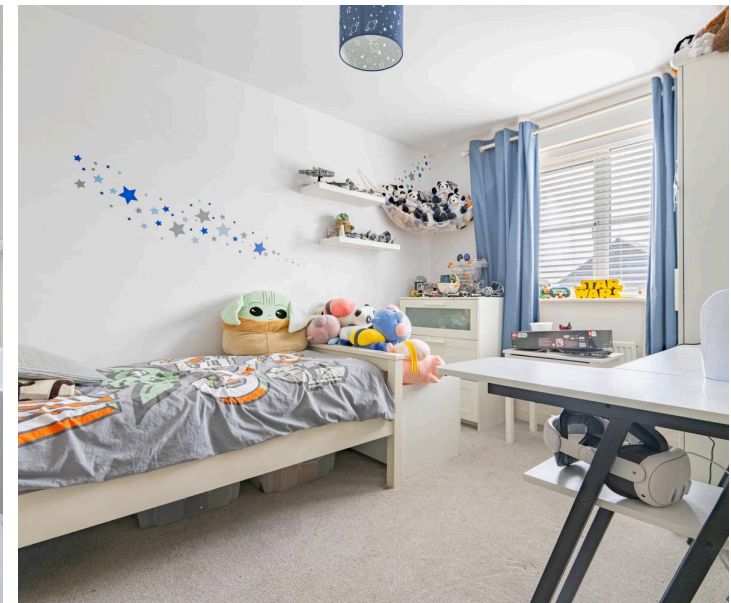
Oulton

Lime Avenue sits within The Limes development in Oulton, Suffolk, a modern residential area shaped around quiet streets, green edges, and easy access to everyday essentials. Its setting offers a calm, family-friendly neighbourhood close to Oulton Broad, with day-to-day conveniences and outdoor spaces all within easy reach.

Nearby amenities include several useful local shops and supermarkets. The closest options are One Stop, Aldi, and Tesco Superstore, all a short drive from the development. Families benefit from strong school coverage: The Limes Primary Academy sits directly within the development, and nearby choices include Oulton Broad Primary School, Dell Primary School, and East Point Academy for secondary.

Transport links are straightforward. Oulton Broad North and Oulton Broad South stations provide rail connections to Lowestoft, Norwich, and beyond, while regular bus routes run along Gorleston Road and Saltwater Way. Road access to the A146 and A12 supports easy commuting and weekend travel.

Lifestyle here leans toward practical, relaxed living. Oulton Broad offers waterside walks, cafés, Nicholas Everitt Park, and access to the Broads National Park for boating and nature trails. The area supports a balanced pace of life with green space, community amenities, and reliable transport close by.



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A beautifully extended detached residence within the ever-popular Limes development in Oulton, this home has been thoughtfully maintained and gently modernised by its current owners, creating a setting that feels immediately welcoming while still offering scope to shape it to your own lifestyle. It has the calm, easy flow and lifestyle-led layout often associated with family living, with bright spaces, flexible rooms and a garden designed for simple enjoyment.

The entrance hall sets the tone, light-filled, inviting and with a sense of calm that carries throughout the home. To one side, the main living room offers a comfortable space, ideal for unwinding at the end of the day. Adjacent sits a versatile second reception room, a genuinely adaptable space that can become a snug, home office, playroom or even an additional bedroom depending on your needs.

The kitchen features fitted cabinetry, an integrated oven and space for your own appliances, with a practical utility room and cloakroom positioned nearby. The standout addition is the extended garden room, currently arranged as a dining space, where a vaulted ceiling and floor-to-ceiling glazing create a striking backdrop for everyday meals and relaxed gatherings. French doors open directly to the garden, allowing the indoors and outdoors to effortlessly blend during the warmer months.



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Upstairs, four well-proportioned bedrooms provide comfort and privacy for every member of the household. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a modern family bathroom complete with a classic three-piece suite.

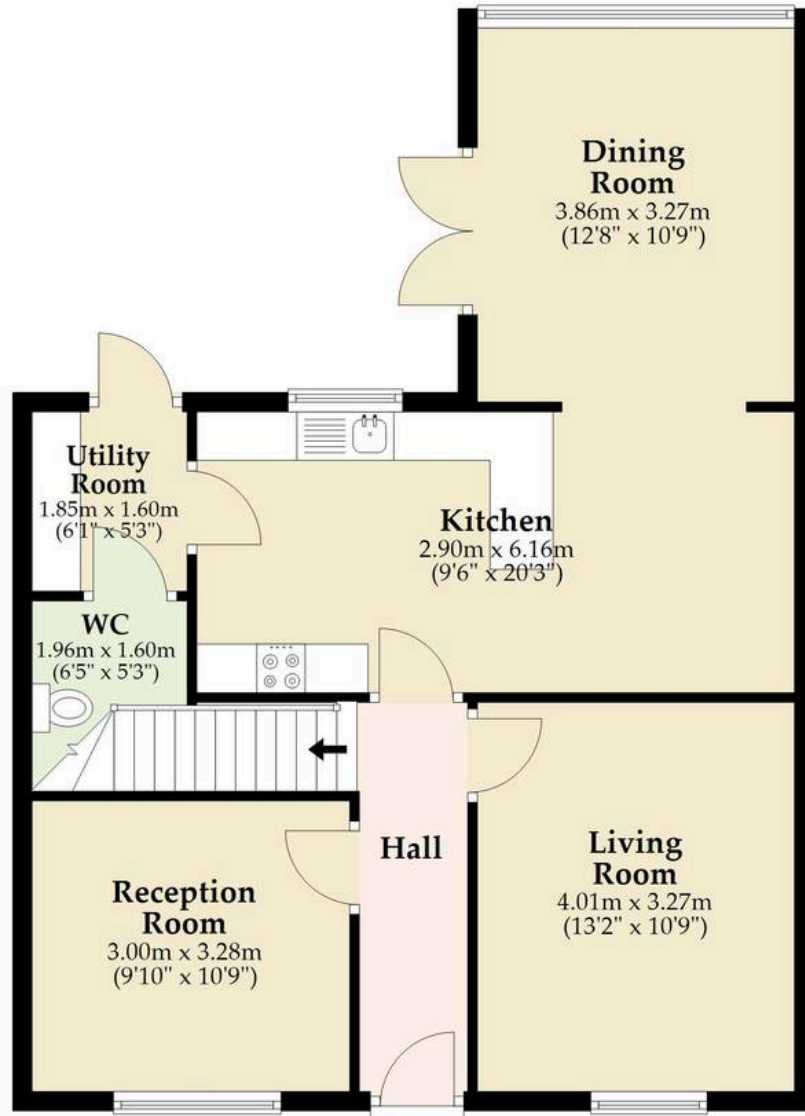
The rear garden is private, well-kept and easy to maintain, with a lawned area and planted borders framing the space. Side access leads to the detached garage, ideal for storage, hobbies or workshop use. At the front, a brick-weave driveway offers parking for two to three vehicles, with additional parking available beyond.

This is a property that has been clearly cherished, offering a balance of comfort, practicality and potential. Whether you're upsizing, relocating or simply seeking a home that can evolve with you, this residence within The Limes presents an appealing opportunity to settle into one of Oulton's most desirable neighbourhoods.



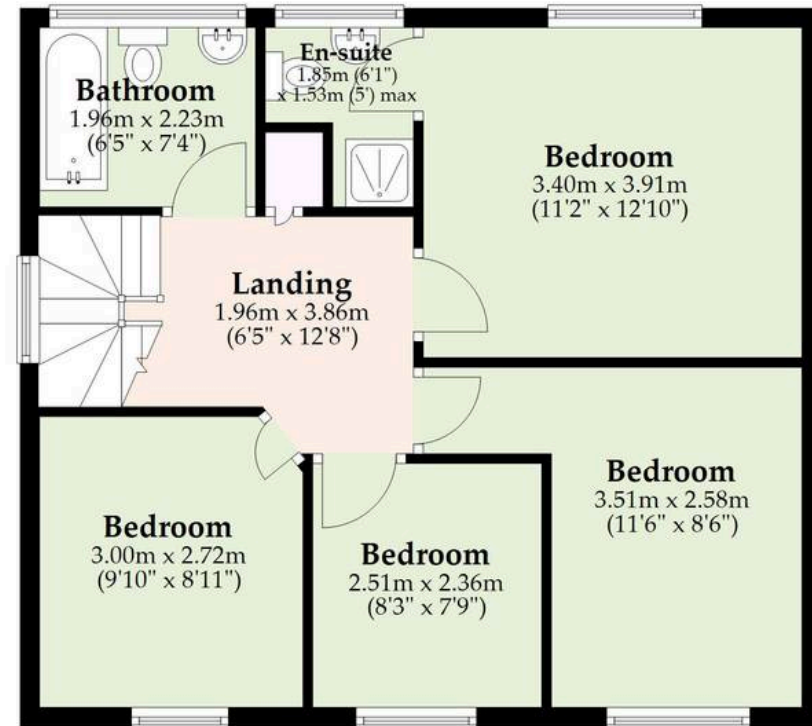
Ground Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 123.3 sq. metres (1327.7 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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Minors & Brady
Your home, our market

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