



1 Marsh View Wood Lane, Oulton

Minors & Brady



1 Marsh View Wood Lane

Oulton, Lowestoft

A home that brings modern family living to life, this executive residence in Camps Heath offers a welcoming flow of beautifully finished spaces, from its striking oak and glass staircase to its open-plan kitchen, dining and family room designed for everyday ease and sociable moments. With four double bedrooms, a dedicated dressing room, quality fixtures and fittings throughout and underfloor heating across both levels, it delivers comfort in every corner. The conservatory opens directly to a private enclosed garden, while the gated frontage and double garage add practicality to its polished feel. Set within a sought-after village location with convenient links to Oulton Broad and the Broads National Park, it's a home that suits buyers looking for space, style and a refined setting.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Underfloor heating system.



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- Executive detached home providing four well proportioned double bedrooms
- Sought after Camps Heath village location offering a desirable residential setting
- Wide entrance hall with striking central oak and glass staircase and galleried landing
- Beautiful open plan kitchen, dining and family room designed for modern family living
- Contemporary fitted kitchen with integrated appliances, induction hob, double oven and central island
- Conservatory with underfloor heating and garden views creating an additional year-round living space
- Principal bedroom featuring a dedicated dressing room and private en suite shower room
- Quality fixtures and fittings throughout including luxury vinyl flooring and underfloor heating
- Large gated frontage with ample parking leading to a detached double garage with power and lighting
- Private enclosed rear garden with lawn, patio seating, raised borders and additional side space for storage



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The Location

Wood Lane enjoys a calm, countryside setting within Camps Heath, where wide skies, open fields and the marshes create a distinctly rural backdrop. It feels tucked into its own pocket of Suffolk while still offering straightforward access to everyday needs. Oulton Broad sits close by for cafés, pubs and independent services, and the nearest supermarkets, Tesco Superstore and Aldi on Leisure Way, are only a short drive, keeping daily errands simple. Families have good options locally, with Oulton Broad Primary, The Limes Primary Academy, Benjamin Britten Academy and Ormiston Denes Academy all within easy reach.

The area lends itself to an outdoor-led lifestyle. Camps Heath Marshes and Carlton Marshes Nature Reserve provide long, scenic routes for walking, running or weekend exploring, and Oulton Broad offers waterside paths and opportunities to enjoy the Broads National Park. Transport links are convenient, with Oulton Broad North station around ten minutes away for trains into Lowestoft and Norwich, and road connections leading easily towards the Suffolk coast. It's a location that suits anyone who values fresh air, natural scenery and the ability to move between countryside, coast and town with ease.



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Marsh View, Wood Lane

Positioned within the sought-after village setting of Camps Heath, this executive detached residence offers a polished and welcoming environment for modern family living.

The home has been finished with quality fixtures and fittings throughout, creating a lifestyle suited to buyers who value comfort, practicality and a considered layout.

A wide entrance hall introduces the home with an impressive oak and glass staircase rising to the galleried landing above. The ground floor centres around a beautiful open-plan kitchen and living area, arranged to bring cooking, dining and relaxation together. The kitchen is fitted with a large central island, a full range of integrated appliances including dishwasher, fridge/freezer, eye-level double electric oven, induction hob and extraction hood, all complemented by stylish cabinetry and luxury vinyl flooring.

Double doors lead into the light-filled conservatory, where underfloor heating and self-cleaning glazing create a bright year-round space overlooking the garden.

A separate utility room provides extended work surfaces, fitted units, a ceramic sink and plumbing for both washing machine and tumble dryer. The walk-in boiler room houses the systems for the underfloor heating and hot water, keeping the main living areas free from clutter.



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Two double bedrooms sit on the ground floor, offering flexibility for additional reception space, working from home or multi-generational living. A cloakroom serves this level, fitted with a concealed-cistern WC, wall-mounted vanity sink and extractor fan.

The first-floor continues the sense of openness, with the galleried landing overlooking the hall below. Two further double bedrooms are positioned here, including a generous main bedroom with a dedicated dressing room and a private en-suite shower room. The en-suite features an oversized shower with aqua-board splashbacks, a concealed-cistern WC and a vanity sink unit. A second family bathroom serves the remaining rooms, fitted with a panel bath, oversized shower, concealed-cistern WC and wall-mounted vanity sink.

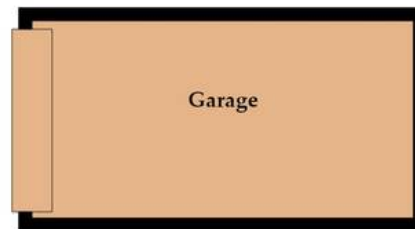
Outside, the property enjoys an impressive frontage with ample parking behind electronically controlled wrought iron gates, leading to a detached double garage with power and lighting.

The rear garden is fully enclosed and offers a private setting with lawn, patio seating, raised borders and additional space to the side for a greenhouse and storage.

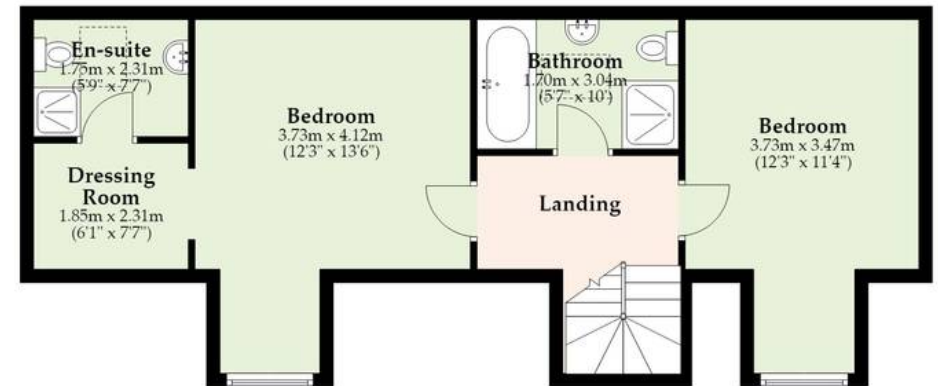


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Ground Floor
Approx. 104.5 sq. metres (1124.7 sq. feet)
(excluding Garage)



First Floor
Approx. 56.6 sq. metres (609.6 sq. feet)



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Total area: approx. 161.1 sq. metres (1734.3 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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