



4 Grampian Way, Oulton

Minors & Brady



4 Grampian Way

Oulton, Lowestoft

Set in one of North Oulton Broad's most desirable neighbourhoods, this detached bungalow offers spacious, versatile living within walking distance of the Broads National Park and the railway station with direct links to Norwich. The accommodation includes an open-plan living and dining area, a well-equipped kitchen, three bedrooms and a heated conservatory overlooking the west-facing garden. A long driveway, brick-built garage and private outdoor spaces add to its appeal, with the property offered with no onward chain.

- Offered chain free
- Detached bungalow positioned in a highly desirable North Oulton Broad setting
- Three well-proportioned bedrooms offering flexible accommodation
- Bright open-plan living and dining area forming the main living space
- Fitted kitchen with solid timber units, built-in oven, ceramic hob, extraction hood and appliance spaces
- Heated conservatory providing an additional year-round living area
- Private west-facing rear garden with patio and raised decked seating areas
- Long driveway offering generous off-road parking
- Brick-built garage with power and lighting
- Walking distance to the Broads National Park, local amenities and waterside paths



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The Location

Grampian Way sits within Oulton Broad North, a residential area that gives you close access to the water, green surroundings and the day-to-day convenience that makes this part of Lowestoft appealing. Oulton Broad is only moments away, offering walking routes, sailing activity and open views across the Broads.

Everyday essentials are straightforward, with Tesco Express on Bridge Road, the larger Tesco Superstore on Leisure Way and Morrisons at Tower Road all close by. Families have a choice of established schools, including Oulton Broad Primary and Dell Primary, with secondary options such as Benjamin Britten Academy, Ormiston Denes Academy and East Point Academy within reach.

Transport links support a smooth routine, with Oulton Broad North station providing rail connections towards Norwich and Ipswich, and regular bus routes running into Lowestoft and out towards surrounding areas. Altogether, it is a setting that supports an active, practical lifestyle with the Broads nearby and the town centre around ten minutes away.



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Set within one of North Oulton Broad's most sought-after residential pockets, this detached bungalow offers a relaxed, well-connected way of living close to the Broads National Park.

The home presents spacious, versatile accommodation that suits a range of lifestyles. An entrance porch leads into a broad L-shaped hall, setting the tone for the generous layout ahead.

The open-plan lounge and dining area forms the main living space, enjoying a bright dual aspect and a welcoming feel suited to everyday living and relaxed entertaining. A wide opening leads through to the fitted kitchen, where solid timber units, extended work surfaces and a built-in electric oven with matching ceramic hob create a practical and well-equipped environment. Additional fixtures include an extraction hood, a polycarbonate sink with drainer, space for a full-length fridge-freezer and plumbing for a washing machine, with a rear door offering direct access to the garden.

Three bedrooms sit off the hall, each offering comfortable proportions. The third bedroom is particularly adaptable, currently arranged to open into the heated conservatory, a valuable additional living area that enjoys views across the west-facing garden and provides a pleasant spot throughout the year. A well-appointed bathroom serves the bedrooms, fitted with a bath, wash basin and WC, along with associated fixtures and tiling.



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Outside, the property continues to impress. A long driveway offers extensive parking and leads to a detached brick-built garage with power and lighting.

The rear garden enjoys a west-facing aspect and a high degree of privacy, laid mainly to lawn with both patio and raised decked seating areas, along with shingle and slate borders that add texture and interest. It is a space designed for easy outdoor living, whether unwinding at the end of the day or entertaining in warmer months.

Homes in this part of Oulton Broad are rarely available, particularly those offered with no onward chain. This bungalow provides an excellent opportunity for buyers seeking a well-located property with flexible accommodation and a strong lifestyle appeal.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

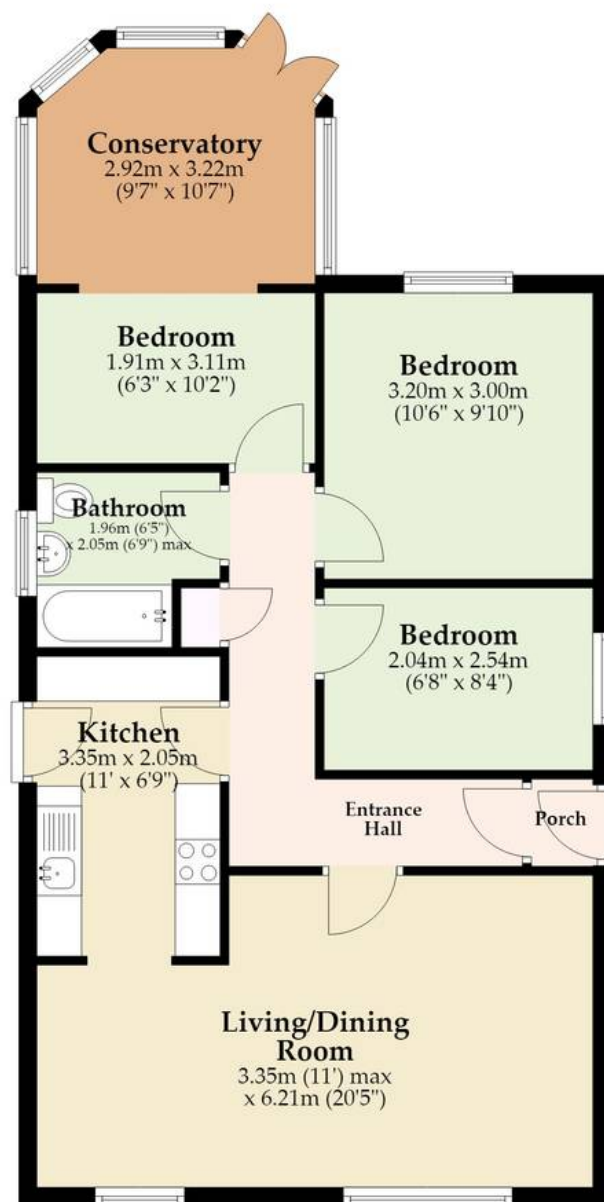
Oil central heating.



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Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.3 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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