



8 Christmas Lane, Oulton Broad

Minors & Brady



8 Christmas Lane

Oulton Broad, Lowestoft

Christmas Lane rarely offers the chance to secure a home, and this executive detached residence stands out immediately with its strong kerb appeal, generous frontage and energy-efficient features. Set along one of Oulton Broad North's most sought-after roads, within comfortable reach of Oulton Marshes and the scenic Broads, it presents a lifestyle that balances convenience with natural surroundings. Inside, over 1,500 square feet of adaptable family space includes a bright living room with a feature fireplace, a flexible study opening into a light-filled conservatory, a formal dining room, a practical kitchen and four well-arranged bedrooms. A lovely rear garden, ample parking, a double garage, fully owned solar panels and an EV charging point complete a home that offers both comfort and long-term appeal.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: This property has a restrictive covenant that prevents the construction of a wall along the front boundary.



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- Opportunities to purchase on Christmas Lane are rarely available!
- Executive detached residence positioned down a highly sought-after road in Oulton Broad North, within easy reach of Oulton marshes and the scenic broads
- Walking distance to schools for all ages, Oulton Broad North train station and local shops
- Fully owned, energy-efficient solar panels and an EV car charging point
- Over 1,500sqft of spacious and flexible accommodation that is perfect for family living, that can easily adapt to your own lifestyle preferences and interior style
- Strong kerb appeal with a generous front garden that is well-maintained, a long driveway providing ample off-road parking and a double garage for storage use
- 20ft living room with a focal point of a feature fireplace, a flexible study for home-working and a light-filled conservatory that frames garden views
- Formal dining room with a large rear window that looks out to the garden, opening into a kitchen that is fitted with cabinetry, a freestanding oven and under-counter areas for your appliances
- Four bedrooms, two of which benefit from built-in wardrobes, along with a flexible study that can be utilised as a dressing room or a nursery
- A lovely-sized garden featuring a patio, a laid to lawn, a timber shed, established planting and hedging for privacy



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The Location

Christmas Lane sits within a well-established pocket of Oulton Broad North, offering a setting shaped by quiet residential streets, open stretches of Oulton Marshes, and the wider landscape of the Broads National Park. The scenery shifts between tree-lined avenues, glimpses of water, and the broad skies that define this part of Suffolk, giving the area a relaxed, outdoors-led feel without straying far from everyday convenience.

Local amenities are close at hand, with the One Stop on Sands Lane providing quick essentials, and larger supermarkets such as Aldi and Tesco reached within a short drive. Schooling is well covered too, with Oulton Broad Primary School, The Limes Academy, and Benjamin Britten High School all serving the surrounding neighbourhoods.

Transport links add to the practicality of the location. Oulton Broad North train station offers direct rail connections towards Lowestoft and Norwich, while nearby bus routes support easy movement around town. With the marshes and broads encouraging walking, cycling, and time outdoors, Christmas Lane delivers a lifestyle that balances local convenience with the natural character that makes Oulton Broad such a sought-after place to live.



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Christmas Lane

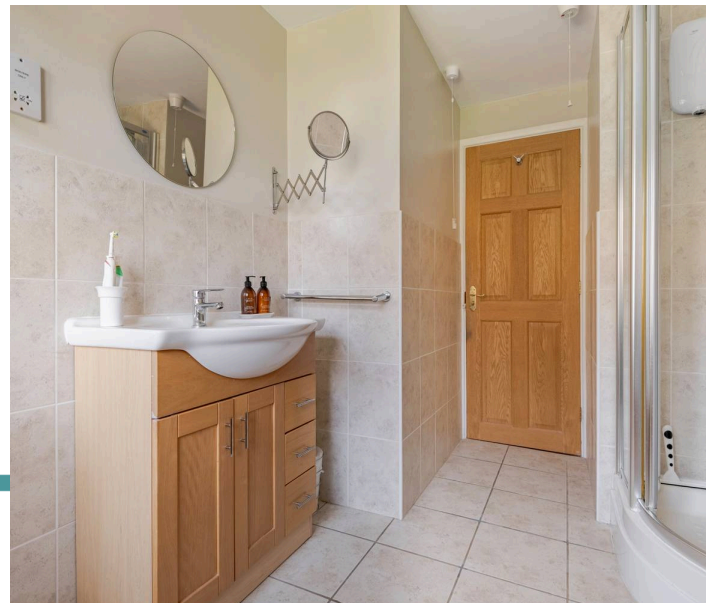
Opportunities to secure a home on Christmas Lane are few and far between, and this executive detached residence presents a chance to move into one of Oulton Broad North's most desirable settings. Positioned along a highly regarded road within comfortable reach of Oulton Marshes and the scenic waterways of the Broads, it offers a lifestyle that blends everyday convenience with the appeal of nature close by.

The property delivers over 1,500 square feet of well-arranged accommodation, designed to support family living while remaining adaptable to changing needs and interior tastes.

Its strong kerb appeal is immediately evident, with a generous, well-kept front garden, a long private driveway providing ample parking, and a detached double garage ideal for storage. Energy-efficient solar panels and an EV charging point further enhance the home's practicality.

A porch entrance provides a bright and useful space for outdoor wear, leading into an inner hallway with a cloakroom. The main living room is an inviting reception area, centred around a feature fireplace and framed by a large front window that draws in natural light. A separate study sits just off the hallway, offering flexibility for home working or a playroom, and opens through sliding doors into a conservatory. This light-filled space extends the reception areas and enjoys panoramic views across the rear garden.

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The formal dining room sits to the back of the property, with a floor-to-ceiling height window overlooking the garden. It flows into a kitchen fitted with cabinetry, a freestanding oven and under-counter spaces for appliances, creating a practical arrangement for everyday cooking and family mealtimes.

Upstairs, four bedrooms provide comfortable accommodation, two of which benefit from built-in wardrobes. A further study offers scope for a dressing room or nursery, depending on lifestyle requirements. The family bathroom features a classic four-piece suite including a bathtub, shower cubicle, basin and toilet.

The rear garden is a lovely outdoor space, with a patio for seating, a laid to lawn, established planting that adds character and hedging that offers privacy. A timber shed provides additional storage for garden equipment and tools.

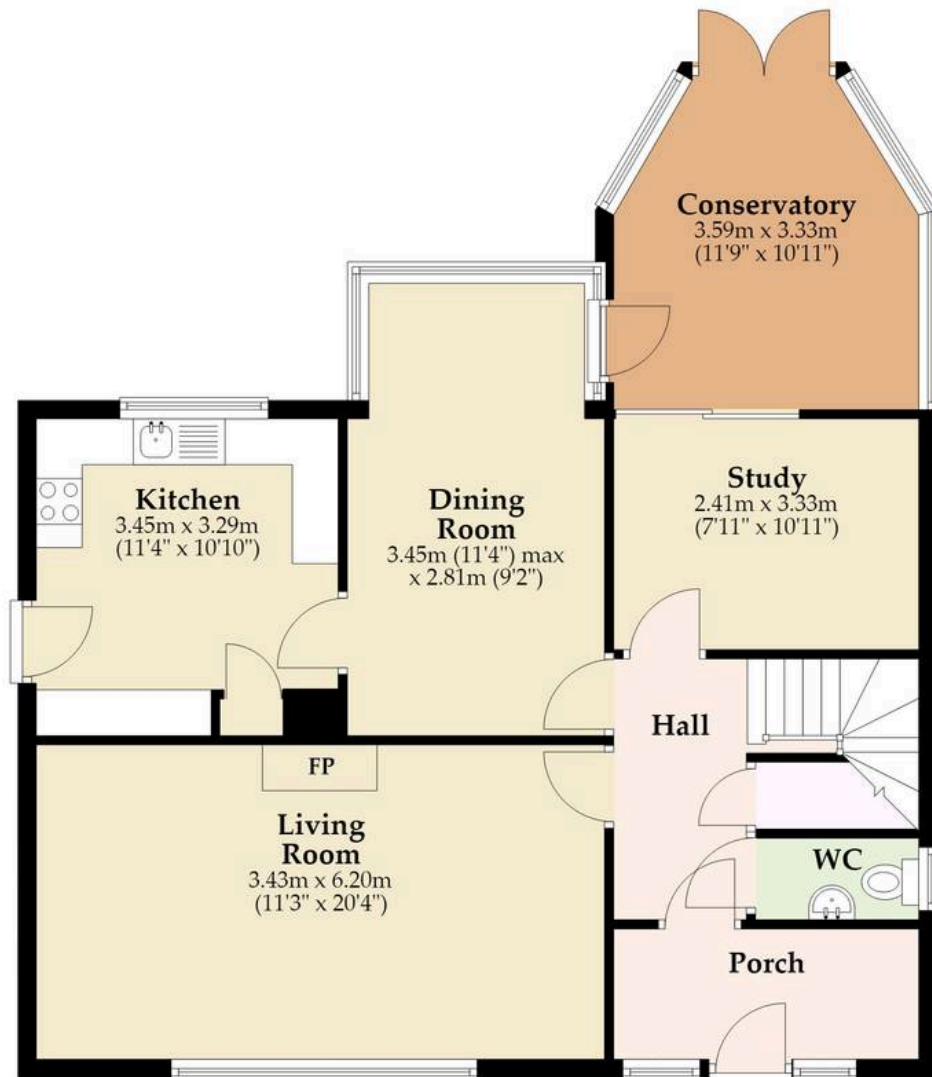
Altogether, this is a well-presented home in a sought-after location, offering generous space, thoughtful features and a setting that places the best of Oulton Broad within easy reach.



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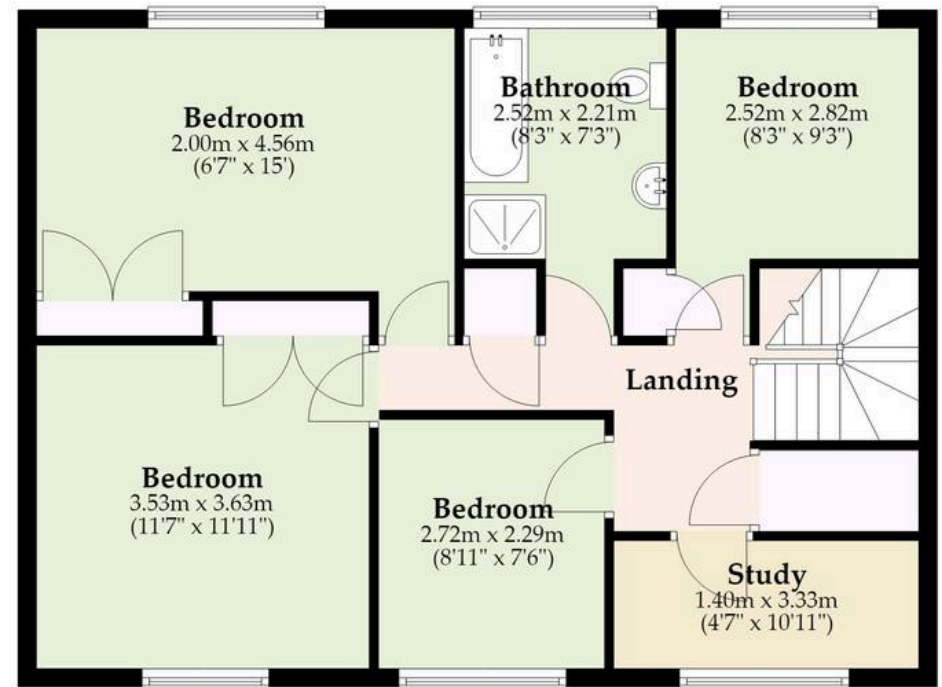
Ground Floor

Approx. 79.7 sq. metres (857.8 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 146.4 sq. metres (1575.9 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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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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