



93 Bridge Road, Oulton Broad

Minors & Brady



93 Bridge Road

Oulton Broad, Lowestoft

Enjoying a sought-after position in the heart of Oulton Broad, this charming cottage offers the opportunity to embrace a lifestyle shaped by waterside surroundings, everyday convenience and excellent connectivity. Just moments from the Broads and within walking distance of local amenities and both train stations, the property is perfectly placed for those seeking a home that is easy to enjoy and well connected. Full of character and thoughtfully updated for modern living, it provides inviting living spaces, comfortable accommodation and a private courtyard, creating an appealing home suited to a variety of buyers.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: The vendor has made us aware that there is permit parking available nearby (Minors & Brady are unable to verify this information).



M&B



93 Bridge Road

Oulton Broad, Lowestoft

The Location

Bridge Road enjoys a popular position within Oulton Broad, one of Suffolk's most desirable waterside locations. Well known for its scenic Broad, excellent amenities, and relaxed lifestyle, the area is highly regarded by families, professionals, and retirees.

The locality offers a good range of everyday facilities, including supermarkets, independent shops, cafés, restaurants, healthcare services, and well-regarded schools. Residents also benefit from a variety of leisure facilities, sports clubs, and community activities.

Oulton Broad is one of the gateways to the Norfolk and Suffolk Broads, providing excellent opportunities for boating, sailing, fishing, and waterside walks. Nicholas Everitt Park is also nearby, offering attractive open green space and recreational facilities. The award-winning beaches of Lowestoft are within easy reach, while the surrounding countryside provides further opportunities for walking and cycling.

Excellent road and rail connections provide convenient access to Lowestoft, Norwich, and the wider region, making Oulton Broad an ideal location for both commuters and those seeking a well-connected coastal lifestyle.



M&B



93 Bridge Road

Oulton Broad, Lowestoft

Inside, a welcoming interior balances period character with modern practicality. The open-plan reception rooms create a sociable and versatile living environment, allowing each area to flow naturally into the next. Whether hosting friends, enjoying family time or relaxing at the end of the day, the layout lends itself effortlessly to a variety of lifestyles. A wood-burning stove provides a cosy focal point, while French doors draw in natural light and open directly onto the courtyard, extending the living space during the warmer months.

The kitchen is thoughtfully fitted with modern cabinetry, providing excellent storage alongside generous worktop space. An integrated oven is included, together with plumbing for a washing machine, ensuring the room remains both functional and easy to maintain for day-to-day living.

Upstairs, two well-proportioned bedrooms offer comfortable and private accommodation, with flexibility to suit changing needs, whether as bedrooms, a guest room or a dedicated workspace. The bathroom is finished with a stylish three-piece suite and benefits from a heated towel radiator, adding an extra touch of comfort.

Outside, the private courtyard has been designed with low maintenance in mind. A charming and enclosed outdoor space, it provides the ideal setting for potted plants, container gardening and outdoor furniture, creating a pleasant area for dining, entertaining or simply enjoying a morning coffee.



Energy Efficiency Rating

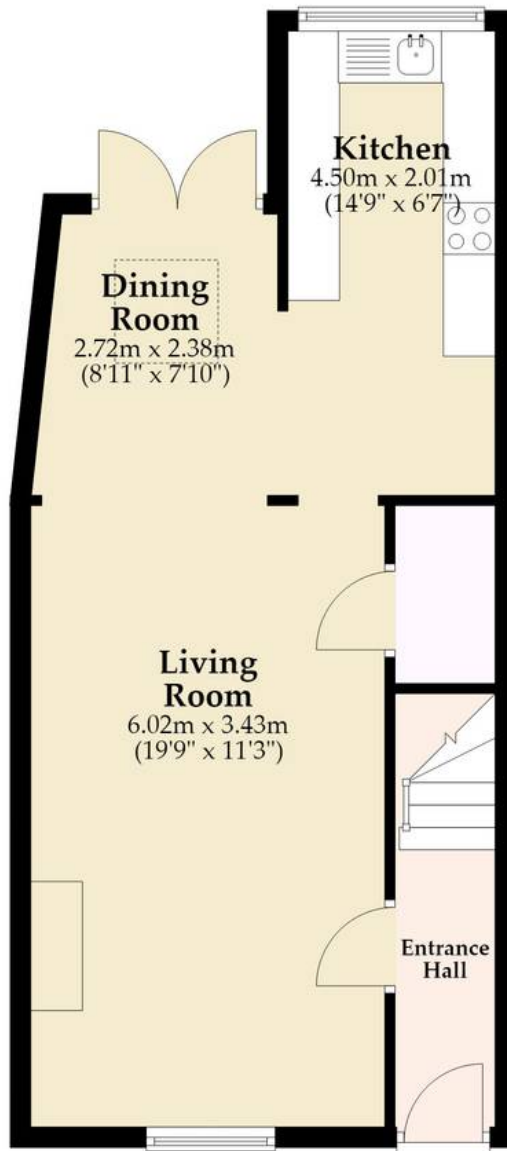
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

M&B

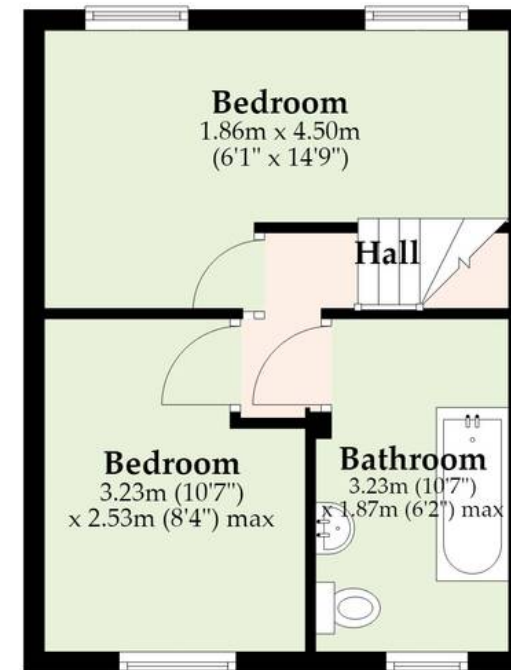
Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



First Floor

Approx. 26.9 sq. metres (290.1 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)

M&B

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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Ollee*
Property Consultant

Minors & Brady
Your home, our market



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk