



19 Herons Close, Lowestoft

Minors & Brady



19 Herons Close

Lowestoft

Enjoying a desirable position within the ever-popular Oulton Broad North, this detached residence offers contemporary living with the added advantage of exciting future potential. Beautifully updated throughout, the home is light, welcoming and designed for modern lifestyles, featuring a stylish interior, generous private garden, detached garage and off-road parking. With planning permission already granted for a proposed single and two-storey rear extension, it presents an excellent opportunity for buyers seeking a home that can adapt and grow with their needs, all within easy reach of local amenities, schools and the renowned waterside attractions that make Oulton Broad such a sought-after place to live.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Planning permission reference code: DC/25/4929/FUL



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The Location

Hérons Close is situated in the highly desirable area of North Oulton Broad, offering a peaceful residential setting with convenient access to a wide range of local amenities. The area is particularly popular with families, professionals, and retirees, benefiting from its attractive surroundings and proximity to both Lowestoft town centre and the Norfolk Broads.

Residents enjoy easy access to a variety of shops, supermarkets, schools, healthcare facilities, and leisure amenities, while nearby Oulton Broad provides an excellent selection of cafés, public houses, restaurants, and waterside attractions. The broad itself is renowned for its picturesque scenery and offers opportunities for boating, walking, and a range of outdoor pursuits.

The area benefits from excellent transport connections, with Oulton Broad railway stations providing services to Lowestoft, Norwich, and surrounding destinations. Road links via the A146 and A47 offer convenient access to Great Yarmouth, Norwich, and the wider region.

Hérons Close offers an attractive residential location for those seeking a well-connected setting close to everyday amenities, beautiful waterside surroundings, and the many attractions of Oulton Broad and the Suffolk coast.



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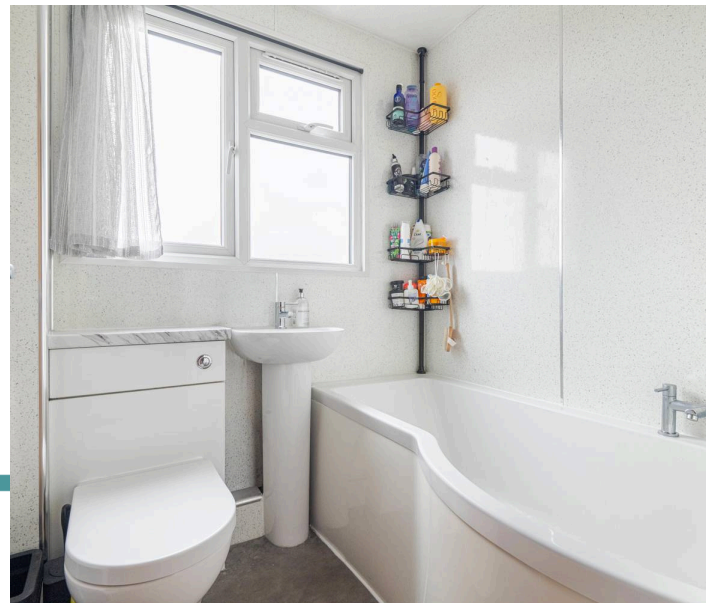
Herons Close

Positioned along a residential road in the highly desirable area of Oulton Broad North, this detached residence presents an excellent opportunity to acquire a stylish home with the added benefit of future potential. Having undergone significant improvements in recent years, the property offers bright, airy accommodation that is equally suited to first-time buyers, families and investors seeking a home that is ready to enjoy from the outset.

The property is approached via a low-maintenance frontage, with a driveway providing off-road parking and gated access leading to the rear garden and detached garage. A porch entrance welcomes you inside, where a convenient ground floor WC adds practicality for modern living.

The kitchen dining room forms the heart of the home, fitted with contemporary cabinetry, an integrated oven and dedicated space for further appliances. Designed with both everyday living and entertaining in mind, it provides an attractive setting for family meals, hosting guests or simply enjoying a morning coffee.

The sitting room is a particularly inviting space, filled with natural light and offering a wonderful connection to the garden through sliding doors. The generous proportions allow for a variety of furniture arrangements, creating a comfortable environment for relaxing and socialising throughout the seasons.



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On the first floor, two well-presented bedrooms provide comfortable accommodation, each benefiting from a light and welcoming feel. The bathroom is fitted with a three-piece suite, serving the bedrooms with ease.

The rear garden offers a high degree of privacy and provides excellent outdoor space for a range of lifestyles. A patio creates the ideal spot for al fresco dining, summer barbecues and entertaining, while the lawn offers space for children, pets or keen gardeners to enjoy. Completing the outside space is a detached garage, delivering valuable storage and further practicality.

The property has also been enhanced with a full rewire completed in 2020, replacement double glazed windows installed in 2020, together with a new heating system and radiators, offering reassurance to prospective purchasers.

Adding further appeal, planning permission has been granted for a proposed single and two-storey rear extension, presenting an exciting opportunity to expand the accommodation and adapt the home to suit changing needs over time.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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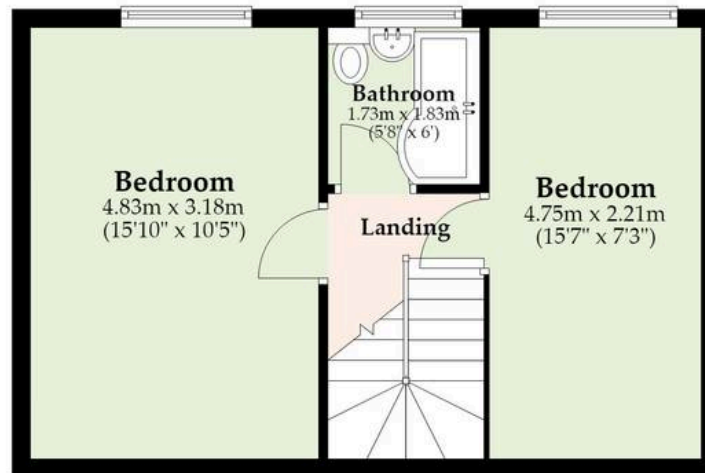
Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 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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