



123 Oulton Road, Lowestoft

Minors & Brady



123 Oulton Road

Lowestoft

Perfectly suited to modern family life, this beautifully presented chain-free home offers bright, well-proportioned accommodation, excellent storage and a thoughtfully arranged layout throughout. At its heart is a spacious open-plan living area featuring a characterful cast iron wood burner, complemented by a modern kitchen, three versatile bedrooms and a contemporary four-piece bathroom with underfloor heating. Outside, the landscaped south-facing garden provides an attractive setting for outdoor living, further enhanced by a brick-built utility room and workshop, while generous off-road parking adds everyday practicality. Conveniently located close to schools, shops, parks and transport links, this is a home that is ready to be enjoyed from day one.

Agents Notes

Freehold.

There is a flying freehold on the property which covers the shared passageway, between the two properties.

Connected to mains water, electricity, gas and drainage.

Combi boiler.

This property holds a restrictive covenant that permission should be sought from the council for external changes.



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The Location

Oulton Road is situated in a popular residential area of Lowestoft, offering a convenient setting with easy access to a wide range of local amenities. The area is well regarded for its excellent transport links, nearby schools, and close proximity to both the town centre and the attractive waterside surroundings of Oulton Broad.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible. The area is particularly appealing to families, with a selection of well-regarded primary and secondary schools nearby, together with a range of leisure and recreational facilities.

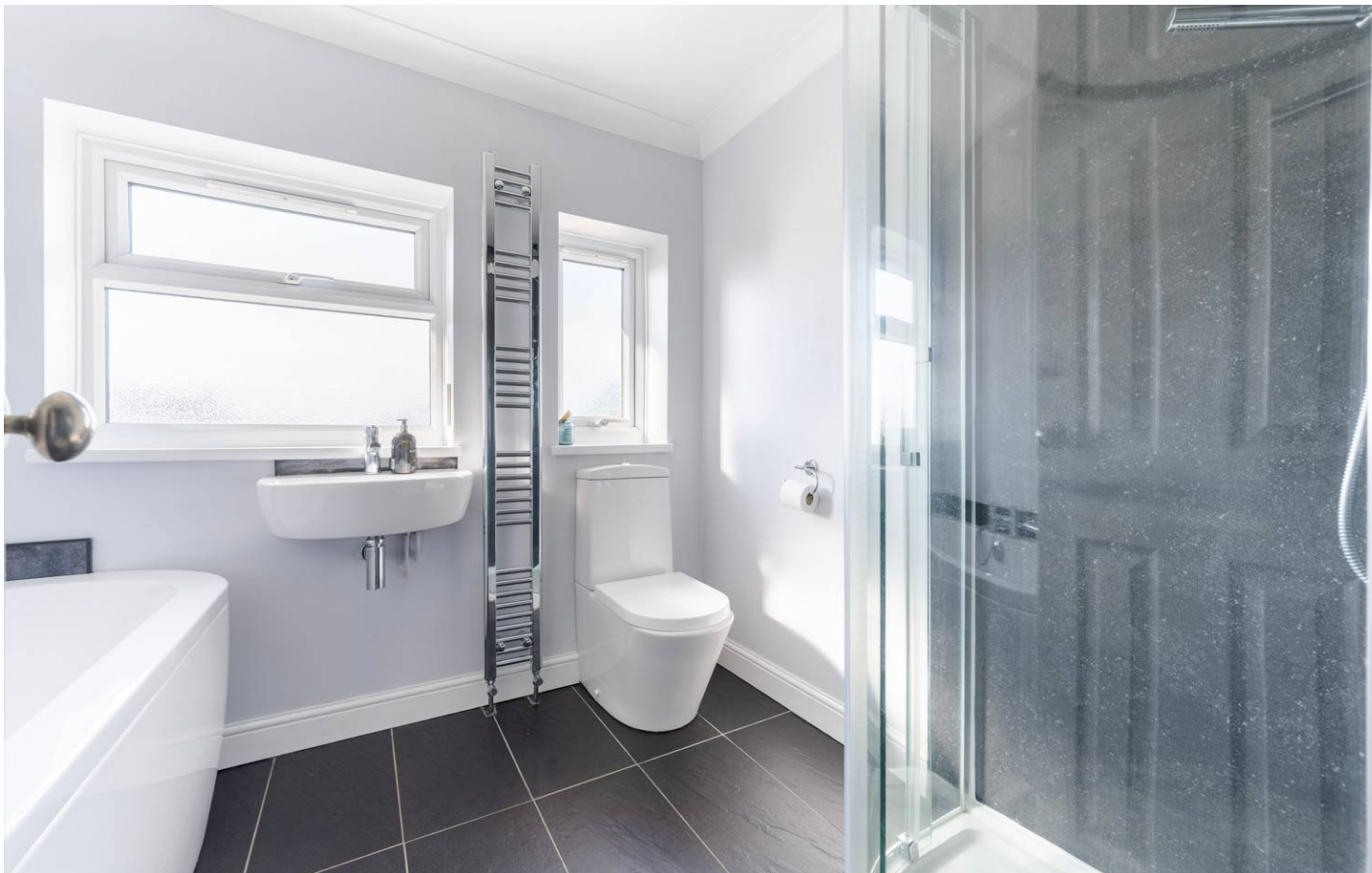
The picturesque Oulton Broad, one of the gateways to the Norfolk Broads, is within easy reach and offers attractive waterside walks, boating activities, parks, and a selection of popular pubs and restaurants overlooking the water. Nearby parks and open green spaces provide excellent opportunities for outdoor recreation and family enjoyment.

The area enjoys excellent transport connections, with regular rail services from nearby stations linking to Norwich, Ipswich, and London connections, whilst road links via the A12 and A47 provide convenient access to surrounding towns and the wider Suffolk and Norfolk region.

Lowestoft's award-winning sandy beaches, historic seafront, and vibrant town centre are all easily accessible, providing a wealth of shopping, leisure, and entertainment opportunities.

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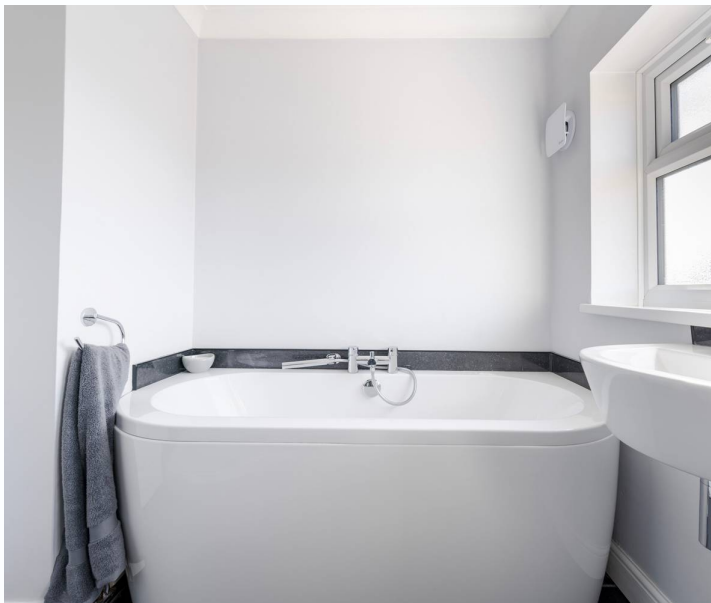
Lowestoft

Set back from the road behind a brick-weave driveway, the property benefits from off-road parking for two vehicles and an attractive first impression. A welcoming porch leads into the entrance hall, where practical storage solutions and a sense of space are immediately apparent.

The ground floor has been designed with modern living in mind. A spacious dining area flows naturally into the sitting room, creating a sociable environment ideal for everyday family life and entertaining. The cast iron wood burner serves as a striking focal point, bringing character and warmth to the space, while sliding doors to the rear garden allow natural light to pour through the room.

Opening from the sitting area, the contemporary kitchen is both functional and stylish. Fitted with a range of wall and base units, it provides excellent storage and workspace, complemented by integrated cooking appliances including an oven, induction hob and extractor. There is space for additional appliances, a fitted water softener and direct access to the garden, making it particularly practical for busy households.

Upstairs, the property continues to impress with three separate bedrooms. The two principal bedrooms are well-proportioned doubles with space for a variety of furniture arrangements, while the third bedroom offers flexibility as a nursery, guest room, dressing room or home office, adapting easily to changing needs.



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The family bathroom has been finished to a high standard and features a modern four-piece suite including a freestanding bath, separate glass-enclosed shower, wash basin and WC. Underfloor heating and a heated towel rail add a touch of everyday comfort, creating a stylish and functional space.

One of the home's standout features is the abundance of storage. Alongside various internal cupboards, the loft has been fully boarded and fitted with lighting, providing substantial easily accessible storage space.

Outside, the south-facing rear garden has been thoughtfully landscaped to create an attractive and low-maintenance setting. Featuring artificial lawn, decorative stone borders and a decked terrace for seating arrangements, it offers a wonderful space for outdoor dining, family gatherings and enjoying the sunshine throughout the day.

Adding further practicality is the brick-built utility room, fitted with wall units and offering space for multiple appliances, helping to keep the main living areas uncluttered. Beyond this is a useful workshop, ideal for hobbies, storage or those working on home projects.



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

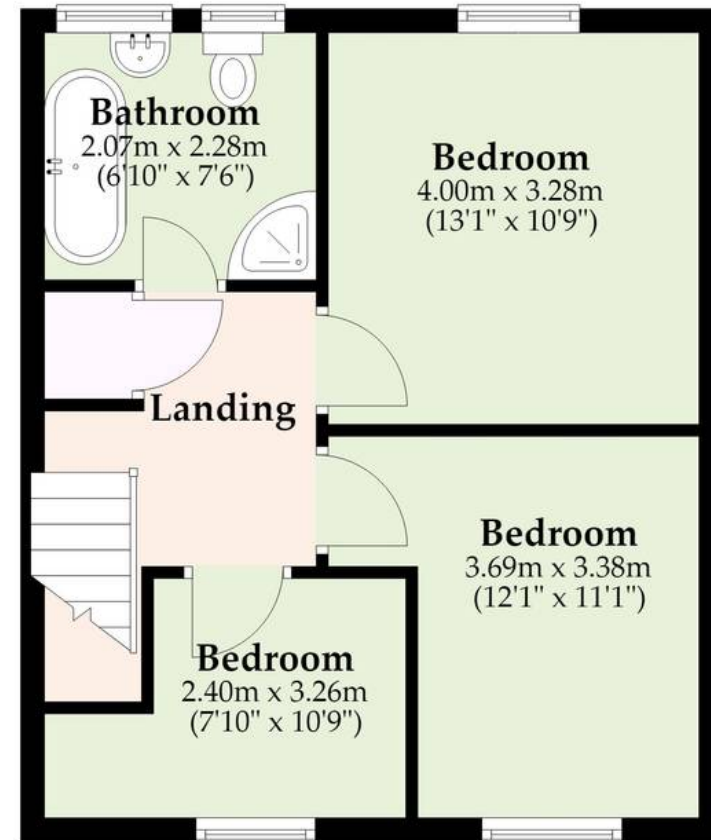
Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 75.7 sq. metres (814.5 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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