



2 Wenhaston Way, Lowestoft

Minors & Brady



2 Wenhaston Way

Lowestoft

Occupying a generous wrap-around corner plot in the sought-after Oulton area of Lowestoft, this substantial detached family home offers spacious and adaptable accommodation ideally suited to modern family life. Thoughtfully arranged throughout, the property enjoys an abundance of natural light, creating a welcoming atmosphere across its versatile living spaces. Multiple reception rooms provide flexibility for growing families, home working or entertaining, while the kitchen/breakfast room serves as a sociable hub of the home. Outside, the low-maintenance garden offers plenty of space to relax and entertain, complemented by attractive frontage, driveway parking and a garage. Enhanced further by fully owned solar panels and over 1,500 sqft of accommodation, this impressive home presents an excellent opportunity for those seeking space, practicality and a desirable residential setting.





2 Wenhaston Way

Lowestoft

- Large, detached family home located on a wrap-around corner plot in the desirable Oulton area of Lowestoft
- Extended accommodation showcasing over 1,500sqft, offering a spacious and flexible layout that can adapt to your families preferences
- Fully owned energy-efficient solar panels
- Spacious living room with focal points of a wood burner and a large front-facing window, effortlessly flowing into the dining room that has sliding patio doors
- Flexible lounge that has the potential to be a home office, additional bedroom or a playroom for children
- Open-plan kitchen/breakfast room equipped with modern cabinetry, a freestanding oven, areas for your own appliances and direct access out to the garden
- Four lovely-sized bedrooms and two family bathrooms, with the potential to convert one into an en-suite, subject to consents
- A low-maintenance rear garden featuring patio areas for outdoor seating, an artificial lawn, planted beds, multiple timber sheds and a greenhouse
- Generous front garden that is laid to lawn with established shrubbery around the boundary, with the added benefit of a rear driveway and a single garage for storage
- Easy access to a wide range of amenities, including shops, schools for all ages, transport links and the scenic coastline





2 Wenhaston Way

Lowestoft

The Location

Wenhaston Way is situated within the highly desirable area of Oulton, on the western outskirts of Lowestoft, offering a convenient residential setting with easy access to a wide range of local amenities. The area is highly regarded for its family-friendly environment, excellent transport links, and close proximity to both Oulton Broad and the Suffolk countryside.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. The location is particularly appealing to families and professionals alike, with a range of recreational facilities, well-regarded schools, and everyday conveniences close at hand.

A particular feature of the area is its proximity to Oulton Broad, one of East Suffolk's most sought-after destinations and the gateway to the Norfolk Broads. Nicholas Everitt Park provides further opportunities for outdoor recreation, with open green spaces, play areas, and waterside scenery.

Lowestoft's award-winning sandy beaches, vibrant town centre, and historic seafront are also within easy reach, offering an extensive range of shopping, leisure, and entertainment opportunities. The nearby countryside and Broads National Park provide excellent opportunities for walking, cycling, and enjoying the natural surroundings.

The area enjoys excellent transport connections, with nearby Oulton Broad railway stations and Lowestoft railway station providing services across the region. Road links via the A146, A12, and A47 offer convenient access to Norwich, Great Yarmouth, Beccles, and the wider Norfolk and Suffolk area.

M&B

Occupying a generous wrap-around corner plot in the sought-after Oulton area of Lowestoft, this substantial detached family home offers spacious and adaptable



2 Wenhaston Way

Lowestoft

Wenhaston Way, Lowestoft

Occupying a desirable position on a generous wrap-around corner plot in the highly sought-after Oulton area of Lowestoft, this substantial detached family home offers over 1,500 sqft of extended accommodation, presenting a spacious and highly versatile layout suited to a wide range of family requirements.

Benefitting from fully owned energy-efficient solar panels, the property provides an excellent opportunity for buyers seeking generous living space, adaptable interiors and well-maintained outdoor areas.

The property is approached via an attractive front garden laid predominantly to lawn, with established shrubs and planting enhancing the boundary and creating an appealing first impression. Stepping inside, a welcoming entrance hall provides a bright and airy introduction to the home, offering access to the principal ground-floor accommodation and setting the tone for the generous proportions found throughout. A conveniently positioned ground floor WC adds everyday practicality.

The spacious living room is a superb reception area, flooded with natural light from a large front-facing window. This inviting room features a charming wood-burning stove which forms an attractive focal point and creates a warm, homely atmosphere. Offering ample space for soft furnishings, it is perfectly suited for both everyday relaxation and entertaining. The room flows naturally into the adjoining dining room, creating an excellent arrangement for family gatherings and social occasions. Sliding patio doors open directly onto the garden, allowing easy access to outdoor seating areas and enhancing the overall sense of space.

M&B





2 Wenhaston Way

Lowestoft

A further reception room provides outstanding flexibility and can be adapted according to individual lifestyle requirements. Whether utilised as a home office, children's playroom, hobby room, snug or even an additional bedroom, this versatile space allows the accommodation to evolve alongside a growing family's needs.

Forming the heart of the home is the open-plan kitchen/breakfast room, thoughtfully designed to provide functionality and sociable living. The kitchen is fitted with a range of modern cabinetry, complemented by generous work surface space and a freestanding oven. Dedicated areas for additional appliances ensure practicality, while the breakfast area provides an ideal setting for informal dining and daily family life. Direct access to the garden further enhances convenience and is particularly useful when hosting guests or enjoying outdoor dining during warmer months.

The first floor continues to impress with its spacious and well-planned arrangement. A central landing provides access to all bedrooms and bathrooms, creating a functional layout designed with family living in mind.

There are four lovely-sized bedrooms, each offering comfortable accommodation and ample space for furnishings. Serving the bedrooms are two family bathrooms, a valuable feature for larger households. Both are well positioned and provide practical facilities to accommodate the demands of everyday life with ease. There is potential to reconfigure one of the family bathrooms to create an en-suite facility, subject to any necessary consents.

M&B



2 Wenhaston Way

Lowestoft

Outside, the rear garden has been designed to provide an attractive and low-maintenance environment for year-round enjoyment. Patio areas create ideal spaces for outdoor seating, dining and entertaining, while the artificial lawn offers greenery without the upkeep. Planted beds introduce colour and interest throughout the seasons, and keen gardeners will appreciate the addition of a greenhouse. Multiple timber sheds provide excellent storage for tools, equipment and outdoor furniture.

To the rear, a private driveway provides convenient off-road parking and leads to a garage, offering further storage potential and practicality.

This exceptional detached family home presents a rare opportunity to acquire a highly adaptable property in one of Oulton's most desirable residential locations.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity and drainage.

This property has a back boiler installed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

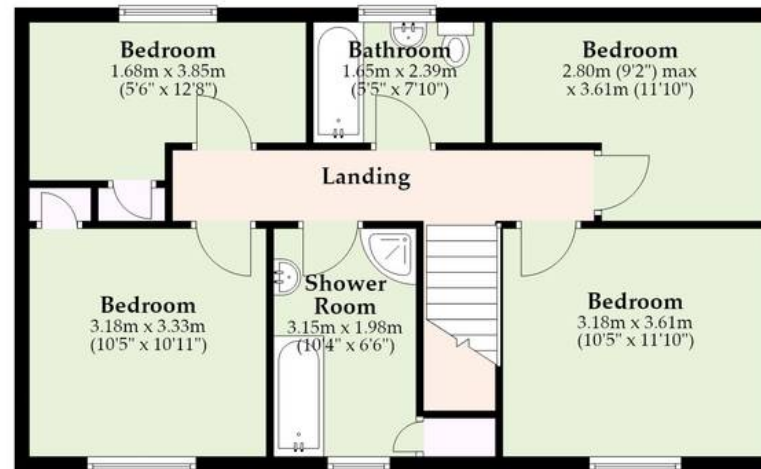
Ground Floor

Approx. 82.9 sq. metres (892.2 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 143.8 sq. metres (1548.0 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