

15 Maplesden Close, Oulton

Minors & Brady

15 Maplesden Close

Oulton, Lowestoft

Chain free! Perfectly suited to first-time buyers and offered chain free, this well-presented two-bedroom mid-terraced home occupies a desirable position within the highly sought-after Limes development in Oulton. Conveniently located close to local amenities, schools including Limes Academy and transport links, the property offers modern, low-maintenance living throughout. Highlights include a spacious living room flooded with natural light, a contemporary kitchen/diner forming the heart of the home, two generous double bedrooms, a modern bathroom, and a beautifully landscaped west-facing rear garden ideal for outdoor enjoyment. Further benefits include a ground-floor cloakroom and driveway parking for two vehicles, making this an excellent opportunity to secure a home in one of Oulton's most popular residential developments.

The Location

Maplesden Close forms part of The Limes development in Oulton, a well-established residential area on the north-western edge of Lowestoft. The location appeals to a broad range of buyers, including families seeking access to schools and outdoor space, professionals commuting within the region, and those looking to enjoy a quieter setting while remaining close to everyday amenities. Oulton combines the convenience of town living with easy access to some of Suffolk's most attractive natural surroundings, creating a balanced lifestyle that suits a variety of needs.

M&B









15 Maplesden Close

Oulton, Lowestoft

Oulton Broad offers a selection of independent shops, cafés, public houses and restaurants, while larger supermarkets and retail facilities can be found within a short drive. The nearby North Quay Retail Park and wider Lowestoft area provide access to national retailers, leisure facilities, healthcare services and fitness centres. Medical practices, dental surgeries and pharmacies are all conveniently located, ensuring essential services are close at hand. For families, the area benefits from a choice of primary and secondary schools, together with further education opportunities available in Lowestoft.

Oulton and Oulton Broad railway stations provide links to Lowestoft, Norwich and onward destinations, making the area suitable for commuters. Road connections are equally convenient, with easy access to the A47 linking Norwich, Great Yarmouth and the wider regional road network. Regular bus services operate throughout the area, providing straightforward access to surrounding villages, the town centre and coastal locations.

One of the defining features of the area is its proximity to Oulton Broad, one of the gateways to the Norfolk and Suffolk Broads. Residents can enjoy waterside walks, sailing, boating and a variety of outdoor pursuits within easy reach of home. Nicholas Everitt Park provides open green space, recreational facilities and community events throughout the year, while the nearby Suffolk coastline offers a choice of beaches and coastal walks. Attractive countryside routes, nature reserves and riverside settings further enhance the area's appeal for those who enjoy an active outdoor lifestyle.

The location also places residents within easy reach of popular destinations including Somerleyton, Carlton Colville and the historic market town of Beccles. Together, these surroundings contribute to a varied and well-connected lifestyle.

M&B













15 Maplesden Close

Oulton, Lowestoft

Upon entering the property, a welcoming entrance hall provides an immediate sense of practicality and organisation, with access to the ground-floor cloakroom and staircase rising to the first-floor accommodation. The hallway creates a pleasant introduction to the home and offers a convenient space for coats and shoes.

Leading through from the hallway, the spacious living room is flooded with natural light through a large front-facing window, creating a bright and comfortable reception room ideal for relaxing or entertaining. Generously proportioned, this inviting space benefits from built-in storage and offers flexibility for a variety of furniture arrangements, making it perfectly suited to modern family living as well as those taking their first step onto the property ladder.

Positioned to the rear, the kitchen/dining room forms the heart of the home. Thoughtfully designed with a range of fitted units and work surfaces, the room provides ample storage and preparation space alongside provisions for everyday appliances. The dining area creates a clearly defined space for mealtimes and social gatherings, while the rear aspect allows natural light to flow into the room throughout the day. A door opens directly onto the rear garden, encouraging indoor-outdoor living and making this an enjoyable space for both daily routines and entertaining guests.

M&B

15 Maplesden Close

Oulton, Lowestoft

The first-floor is accessed via the central landing, which serves all accommodation and provides access to the loft space.

Both bedrooms are doubles, a particularly desirable feature within homes of this style. The principal bedroom enjoys views over the rear garden and offers generous space for freestanding furniture. The second bedroom is equally well-proportioned and benefits from a useful built-in storage cupboard, making it ideal as a guest room, home office or additional double bedroom depending on individual requirements.

Completing the accommodation is the modern family bathroom, fitted with a bath and electric shower above, alongside a WC and wash hand basin. Finished in a contemporary style, the room provides everything required for busy day-to-day living.

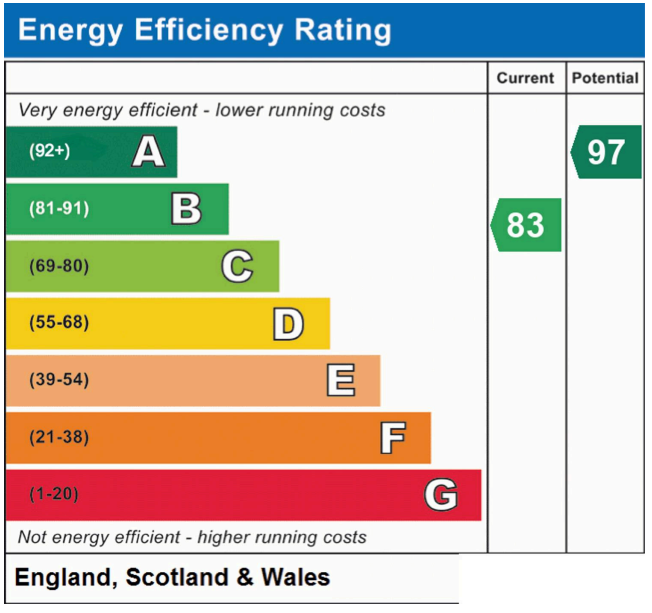
Outside, the property continues to impress. To the front, a brickweave driveway provides off-road parking for two vehicles, a valuable feature for a home in such a sought-after residential development. A pathway leads to the front entrance, creating an attractive first impression.

The rear garden has been landscaped for ease of maintenance and enjoyment, featuring a patio area directly adjoining the property that is ideal for outdoor dining, summer barbecues or simply unwinding at the end of the day. Beyond the patio lies a neatly maintained lawn enclosed by fencing, providing a secure and private environment. The west-facing orientation allows residents to make the most of the afternoon and evening sunshine, while additional benefits include a garden shed, outside tap and gated rear access.

M&B

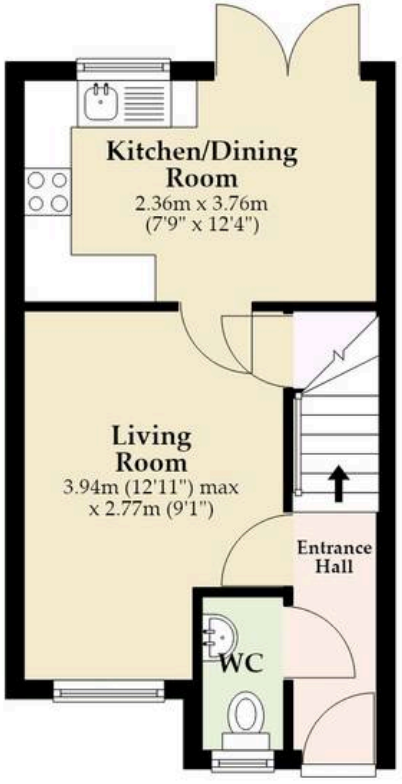






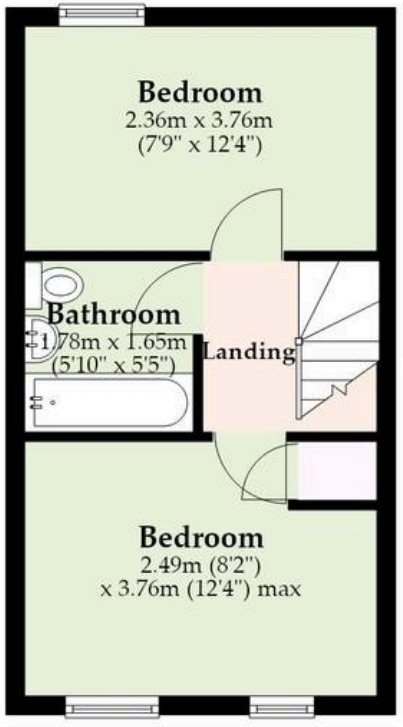
Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.8 sq. feet)



Total area: approx. 51.8 sq. metres (557.7 sq. feet)

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.

M&B

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



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Louie*
Property Consultant

Minors & Brady

Your home, our market

oultonbroad@minorsandbrady.co.uk | 01502 447788 | 2a Ivy Lane, Oulton Broad, NR33 8QH

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

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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

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