

9 Herons Close, Oulton Broad North

Minors & Brady

9 Herons Close

Oulton Broad North, Lowestoft

Occupying a desirable position in the highly sought-after area of Oulton Broad North, this thoughtfully updated detached residence offers everything needed for modern family living. Enhanced by recent improvements including all new windows and a brand-new boiler installed in 2025, together with 16 fully-owned solar panels, the property pairs energy efficiency with spacious and versatile accommodation. Highlights include a contemporary Wren kitchen with integrated appliances and breakfast bar, a generous living/dining room opening onto the garden, a home office, utility facilities and four double bedrooms. Outside, the landscaped rear garden with a summerhouse provides a wonderful setting for relaxation and entertaining, while an integral garage, front lawn and extended driveway for three vehicles complete this impressive home, ideally placed for access to excellent amenities, schooling, the Broads and the Suffolk coastline.

Agent's Note

This property will be sold freehold.

Connected to all mains services.

Gas central heating system (boiler is approx. 18 months old).

16 fully-owned solar panels that were installed in 2015, generating approx. £1,800 per annum.

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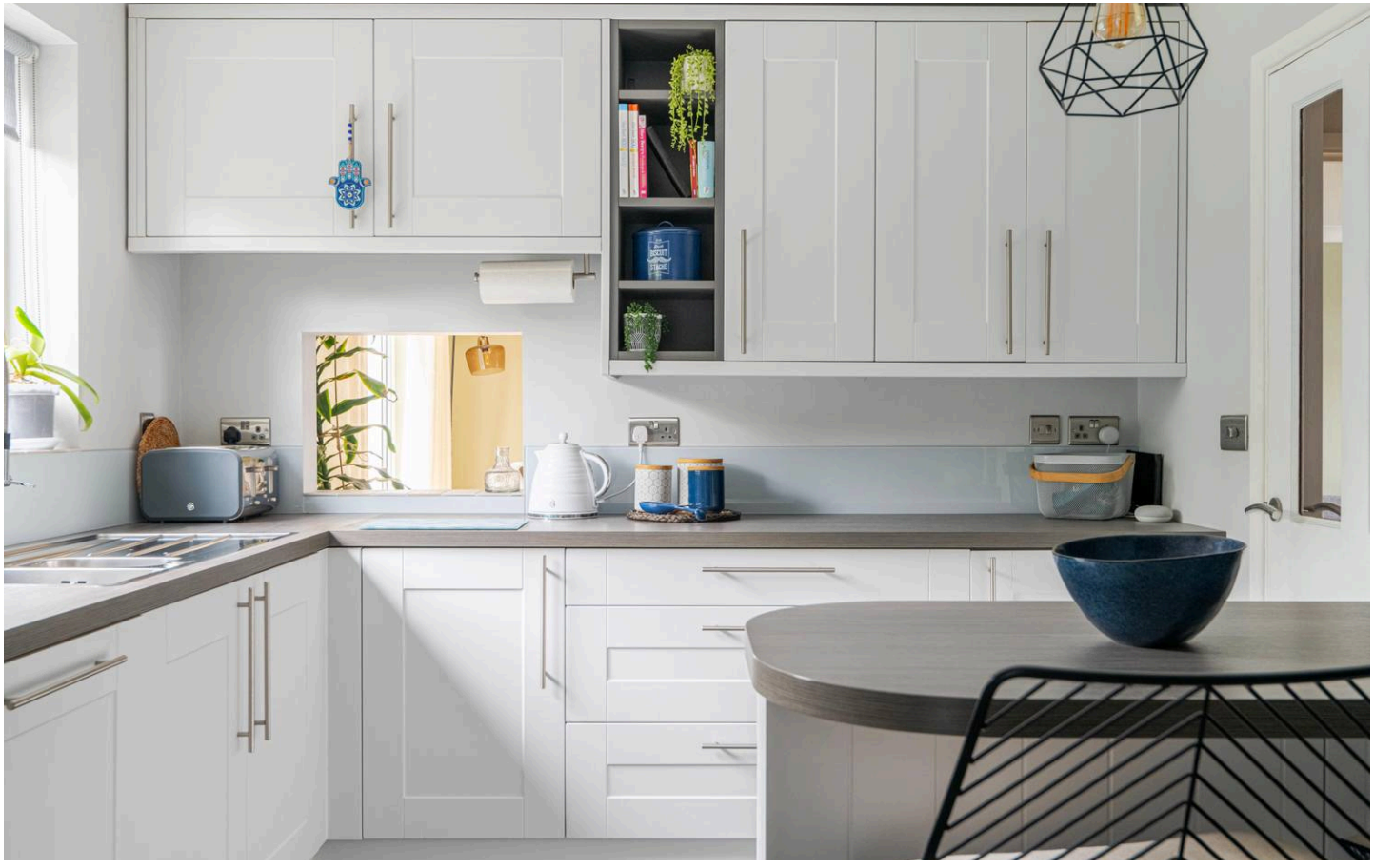


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- Detached residence positioned down a quiet road in a highly desirable area of Oulton Broad North
- An exceptional family home showcasing over 1,400sqft of spacious and flexible accommodation, with the added benefit of an extended driveway and an integral garage
- Recent upgrades include a brand-new boiler and all new windows installed in 2025, along with 16 fully-owned solar panels for energy efficiency
- Easy access to local shops, schools for all ages, Oulton Broad North train station, retail parks and the scenic broads
- Contemporary Wren kitchen fitted with quality cabinetry, integrated appliances, a casual breakfast-bar unit and a pass-through into the reception space
- A functional utility room offering additional storage space, a laundry room for your washing appliances, a ground-floor WC and a flexible home office
- 24ft living/dining room that creates an effortless flow for everyday living and entertaining, with sliding doors that open out to the rear garden
- Four double bedrooms, two of which benefit from full-height built-in wardrobes, whilst the fourth bedroom has the option to be a nursery, a dressing room or a playroom
- Family bathroom comprising of a modern three-piece suite, including an L-shaped bathtub with shower attachment, a vanity sink and a toilet
- A private landscaped garden, featuring a patio for outdoor seating, a maintained lawn, planted beds, mature trees and a summerhouse

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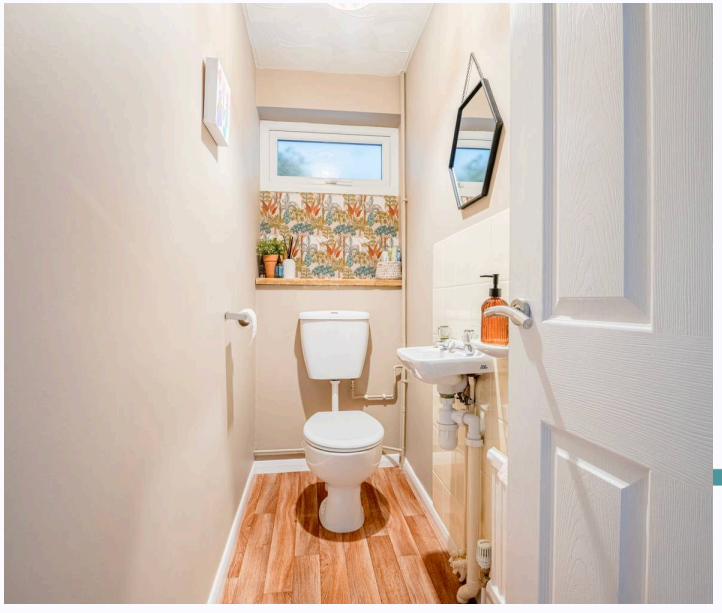












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The Location

Herons Close enjoys a tucked-away position within Oulton Broad North, one of the most established residential areas on the north-western side of Lowestoft. The setting appeals to a broad range of buyers, from families seeking access to schooling and open space, to those wanting everyday conveniences close at hand, and professionals who value transport links across Suffolk and Norfolk. Oulton Broad itself is centred around one of the most well-known stretches of the Broads network, creating a distinctive waterside environment that combines practical living with opportunities for recreation throughout the year.

Day-to-day amenities are well catered for within the surrounding area. Residents have access to supermarkets, convenience stores and local services nearby, whilst the wider retail offering of Lowestoft includes the North Quay Retail Park and other national retailers on the edge of the town centre. Oulton Broad's waterside area provides a selection of independent cafés, public houses and restaurants overlooking the broad, creating a popular setting for dining and socialising. Healthcare facilities, leisure centres and fitness amenities are also readily available, ensuring essential services remain within easy reach.

Families are well served by a choice of educational provision. Oulton Broad Primary School is located close by, while The Limes Primary Academy and Woods Loke Primary School provide additional options within the area. At secondary level, East Point Academy, Benjamin Britten Academy and Ormiston Denes Academy serve the wider Lowestoft community, making the location particularly practical for households with children of all ages.

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Connectivity is another strength of the area. Oulton Broad North railway station lies within convenient reach and provides services linking to Norwich, while Oulton Broad South offers additional rail connections. Road links are equally accessible, with the A146 providing a direct route towards Norwich and the wider regional road network. Regular bus services operate throughout Oulton Broad and Lowestoft, supporting local travel and commuting requirements.

The surrounding lifestyle offering extends well beyond everyday convenience. Residents can enjoy walks along the waterside, sailing and boating facilities on Oulton Broad, and access to the wider Broads National Park. Nicholas Everitt Park remains a popular local green space, hosting community events and providing grounds for recreation, while the sandy beaches of Lowestoft are only a short journey away. Nearby destinations such as Somerleyton Hall, Carlton Marshes Nature Reserve and the Suffolk Heritage Coast further enhance the area's appeal.

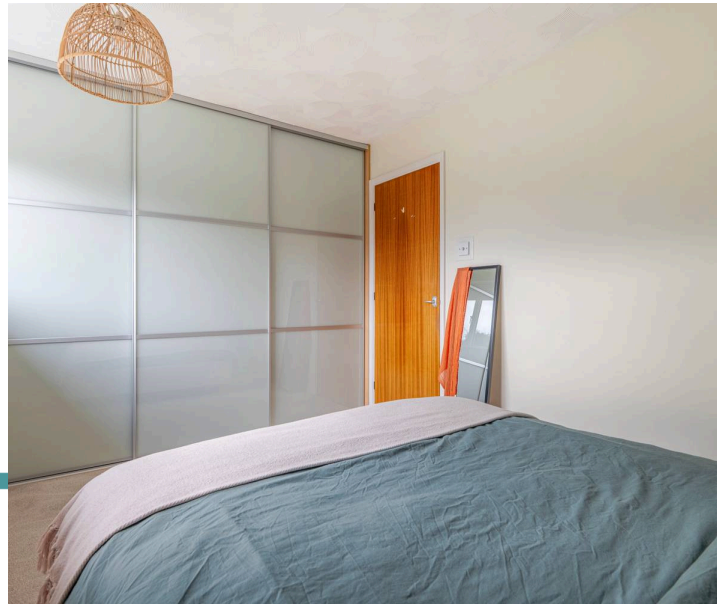
Herons Close, Oulton Broad North

The property is approached via an extended driveway providing off-road parking for three vehicles. The driveway leads up to the integral garage, while a maintained front lawn creates an attractive first impression.

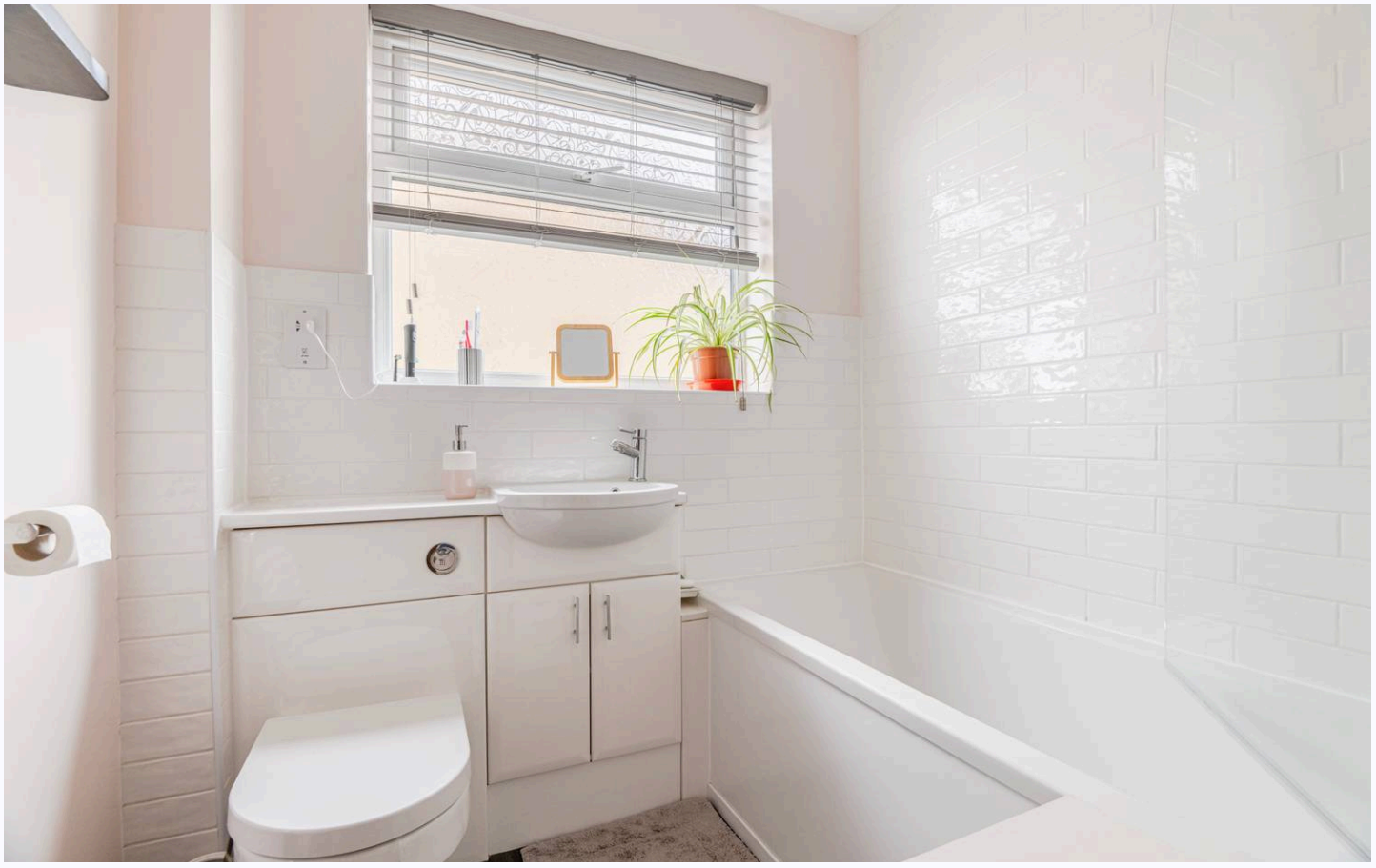
Stepping inside, a bright and welcoming entrance hall sets the tone for the accommodation beyond, offering an airy and inviting introduction to the home whilst providing access to the principal ground-floor rooms.

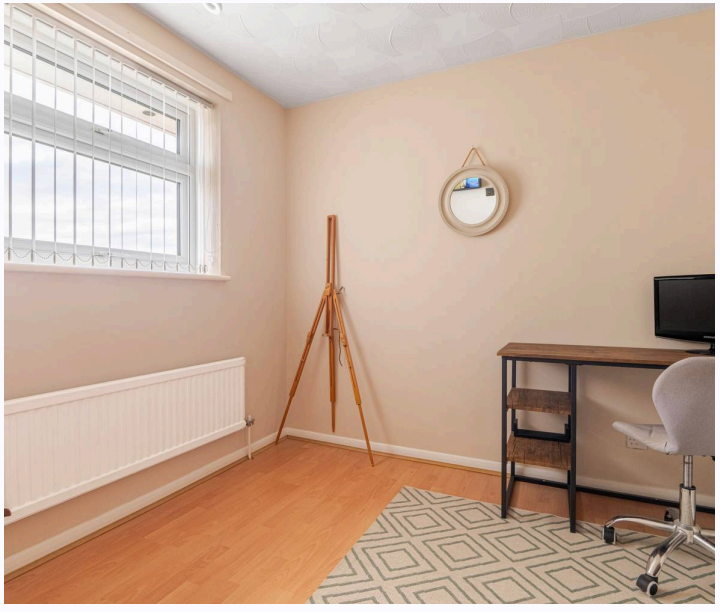
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The heart of the home lies within the kitchen. It has been fitted by Wren and is both stylish and highly practical, featuring contemporary cabinetry, ample worktop space and a comprehensive range of integrated appliances, including two ovens, a gas hob and a dishwasher. A breakfast bar provides the perfect setting for informal dining, a morning coffee or keeping company while meals are prepared. A clever pass-through opening connects the kitchen to the reception space, enhancing the sense of openness and sociability that is so important for modern lifestyles.

Supporting the kitchen is a functional utility room offering additional storage and workspace, together with a dedicated laundry room providing space for washing appliances. A ground-floor WC adds everyday convenience, while a separate home office offers ideal accommodation for remote working or studying.

The impressive living and dining room, is a wonderfully versatile space extending the full depth of the home and designed for both everyday family life and entertaining. Flooded with natural light, this spacious reception room offers clearly defined areas for relaxing and dining, while sliding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor environments during the warmer months. The proportions of the room allow for a variety of furniture layouts, ensuring flexibility as family needs evolve.

Ascending to the first-floor, the accommodation continues to impress with a well-arranged layout centred around a generous landing. The sense of space evident throughout the ground floor carries effortlessly upstairs, where the bedrooms and bathroom are positioned to provide both comfort and practicality.

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The property offers four double bedrooms, each providing excellent proportions and versatility. Two of the bedrooms benefit from full-height built-in wardrobes, delivering extensive storage whilst maximising floor space. The principal bedrooms are particularly appealing, offering comfortable and well-presented environments for rest and relaxation. The fourth bedroom presents considerable flexibility and can adapt to suit changing requirements, whether utilised as a nursery, dressing room, children's playroom or additional workspace.

Serving the bedrooms is a contemporary family bathroom fitted with a modern three-piece suite. Thoughtfully designed for busy family life, it comprises an L-shaped bath with shower attachment, a vanity wash basin offering useful storage and a WC, all presented in a clean and stylish finish.

Outside, the landscaped rear garden provides an attractive extension of the living space and has been carefully arranged to suit a variety of lifestyles. A patio seating area creates the ideal setting for outdoor dining and entertaining, while the maintained lawn offers plenty of space for children to play or for keen gardeners to enjoy. Well-stocked planted beds introduce seasonal colour and interest, complemented by mature trees which contribute to the established feel of the garden. Completing the outdoor space is a charming summerhouse, offering further versatility as a hobby room, garden escape or practical storage solution.

Offering spacious and flexible accommodation, energy-efficient upgrades, versatile family-focused living space and a highly regarded Oulton Broad North location, this impressive detached residence represents a superb opportunity for buyers seeking a well-maintained home ready to be enjoyed for years to come.

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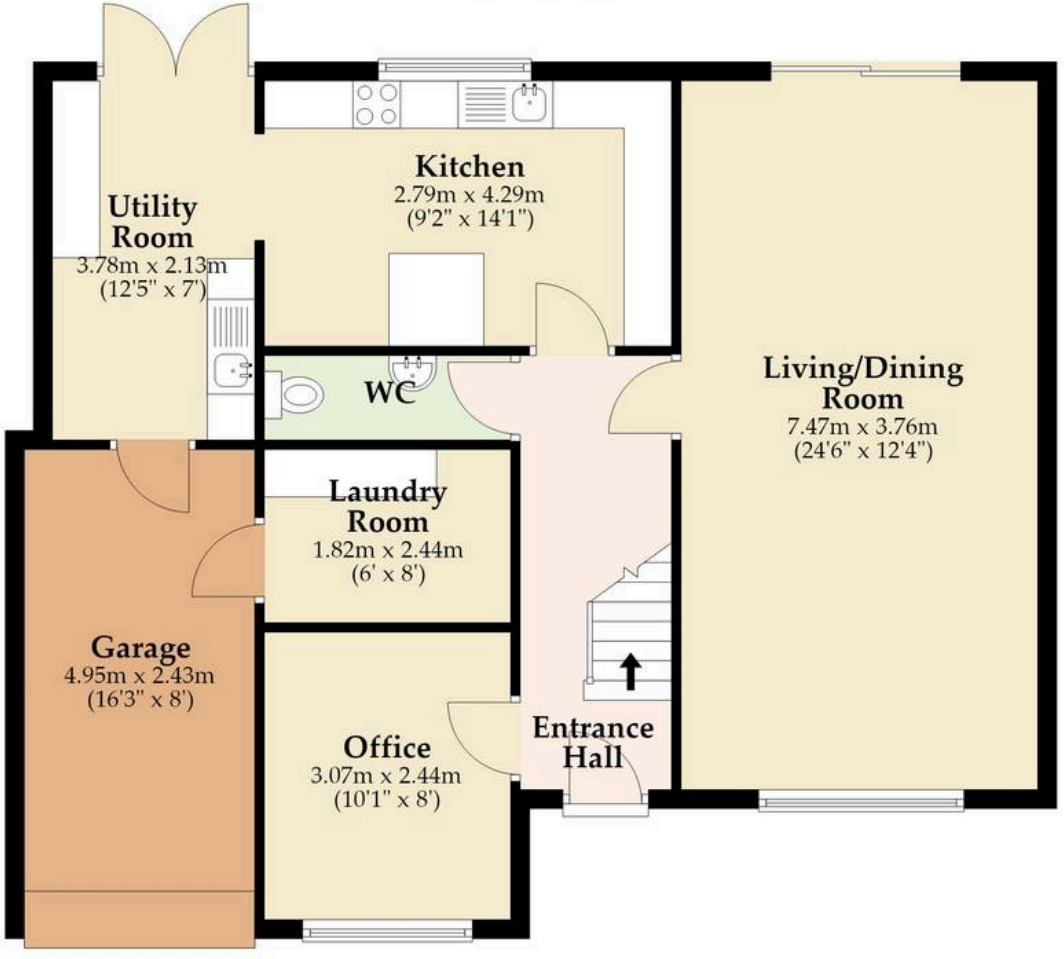






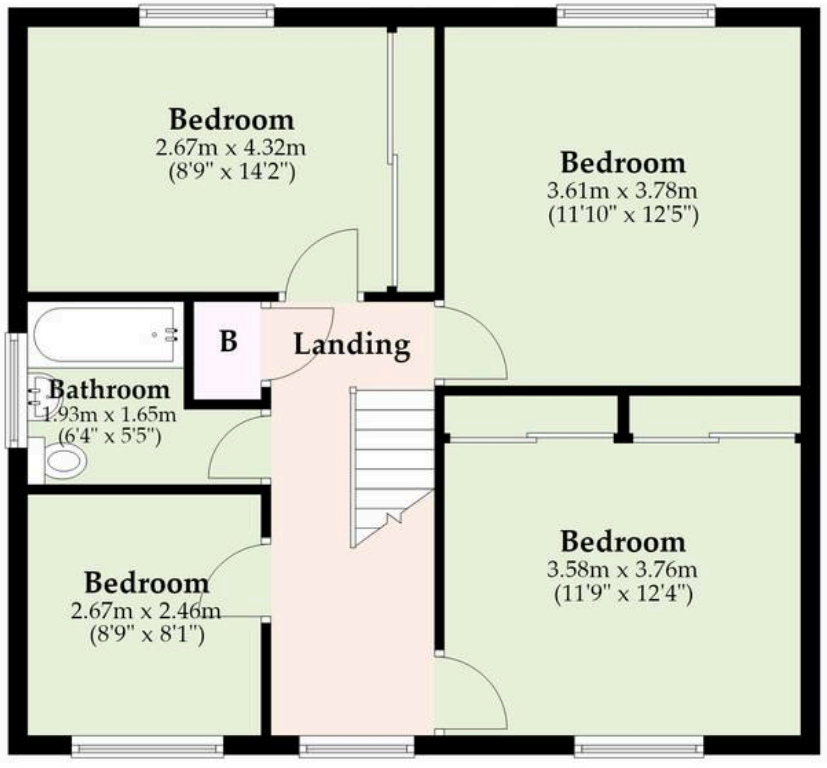
Ground Floor

Approx. 72.1 sq. metres (775.7 sq. feet)
(excluding Garage)



First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



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Total area: approx. 132.2 sq. metres (1422.7 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.

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