

23 Chestnut Avenue, Lowestoft

Minors & Brady

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Lowestoft

Set within one of Oulton Broad's most sought-after residential locations, this extended three-bedroom semi-detached home offers exceptional versatility, generous outdoor space and exciting future potential. Offered with no onward chain, the property enjoys a substantial rear garden, extensive off-road parking and spacious living accommodation, including a ground-floor wet room and versatile reception room with the potential to create a self-contained bedroom suite. Ideally positioned within walking distance of local amenities, woodland walks and the Broads, this well-maintained home is perfectly suited to families, multi-generational living and buyers seeking a property with scope to extend further, subject to the necessary planning consents.

The Location

Situated within Oulton Broad, one of the most established and well-connected parts of Lowestoft, Chestnut Avenue enjoys a setting that combines everyday convenience with easy access to the distinctive landscape of the Norfolk and Suffolk Broads. Appealing to a broad range of buyers, including families, professionals, retirees and those seeking a balance between town and waterside living, the area benefits from a strong sense of community alongside excellent local amenities. Its location allows residents to enjoy the practical advantages of an urban environment while remaining close to open water, green spaces and the Suffolk coastline.

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Daily essentials are well catered for, with a range of supermarkets, independent retailers and service providers located nearby in Oulton Broad and central Lowestoft. The area offers an appealing mix of cafés, public houses and restaurants, many of which overlook the Broad and marina, creating popular spots for dining and socialising throughout the year. Additional shopping opportunities can be found at North Quay Retail Park and in Lowestoft town centre, where national retailers, leisure facilities and healthcare services are readily available.

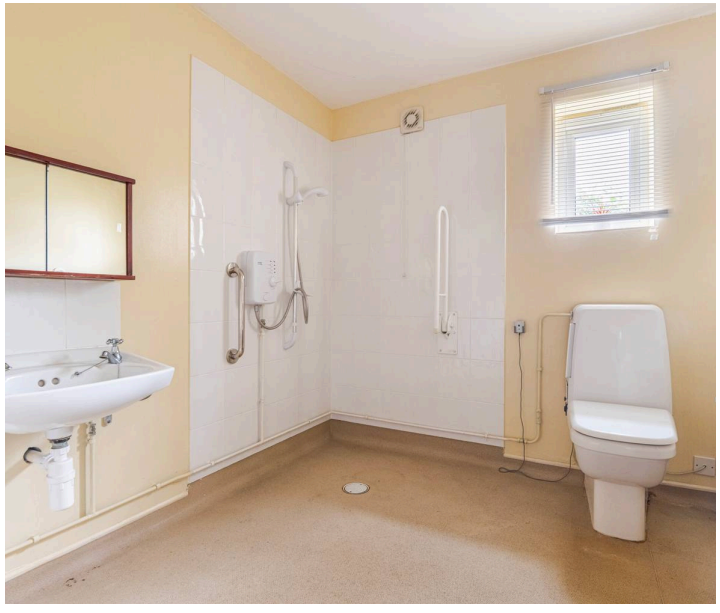
For families, the area benefits from a selection of well-regarded primary and secondary schools within easy reach, together with further education options available in Lowestoft and the surrounding area. Educational facilities are complemented by a range of recreational opportunities for younger residents, including parks, sports pitches and local activity clubs, helping to make the area a practical choice for long-term family living.

Oulton Broad is served by both Oulton Broad North and Oulton Broad South railway stations, providing links to Norwich, Ipswich and wider regional destinations. The A146 connects the area to Norwich, while the A12 offers routes south towards Ipswich, Essex and London. Regular bus services operate throughout the town, making local travel straightforward for commuters and residents alike.

One of the defining features of life in Oulton Broad is the access it provides to outdoor recreation. Oulton Broad itself forms part of the Broads National Park, offering opportunities for boating, sailing, paddleboarding and waterside walks. Nicholas Everitt Park remains a focal point of the community, hosting events throughout the year and providing attractive green space beside the water. The nearby Suffolk coastline, including the beaches of Lowestoft, offers further opportunities for leisure, while the surrounding countryside and network of walking and cycling routes encourage exploration of both Suffolk and neighbouring Norfolk.













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An entrance storm porch provides a welcoming introduction to the home. Character features, including exposed ceiling beams and dual-aspect windows, create an immediate sense of warmth and individuality. Beyond, the spacious entrance hall offers a practical and inviting reception area, complete with staircase rising to the first floor and access to the principal accommodation.

Positioned to the front of the property, the sitting room is a comfortable reception space centred around a feature fireplace. A handsome bay window allows natural light to pour into the room, creating a bright and inviting environment for everyday family life and relaxation.

Complementing the main reception room is a generous dining room, providing a wonderful setting for both formal entertaining and family gatherings. A characterful brick-built fireplace creates a focal point, whilst sliding patio doors enhance the connection with the garden and allow additional natural light to flow through the space. Useful understairs storage further enhances practicality.

The kitchen is thoughtfully arranged with a range of fitted units and work surfaces, providing plentiful preparation and storage space. Designed to meet the demands of modern family living, it incorporates integrated cooking facilities and designated spaces for essential appliances. A rear lobby extends the functionality of the area, offering additional storage and access to the garden.

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Extending the ground-floor accommodation is a particularly versatile reception room that can be tailored to suit a variety of lifestyles. Currently utilised as additional living space, it would also serve exceptionally well as a ground-floor bedroom. Direct access to the adjoining wet room creates the opportunity for an en-suite arrangement, making it an ideal solution for multi-generational households, visiting guests or buyers requiring accessible accommodation.

The wet room itself is well appointed and fitted with a shower, WC and wash basin, providing practical and convenient facilities on the ground-floor.

Ascending to the first-floor, the landing benefits from useful storage cupboards and loft access, while serving the remaining accommodation.

The principal bedroom is a generous double room featuring a walk-in wardrobe, providing excellent storage provision and everyday practicality. The second bedroom is also a well-proportioned double, offering flexibility for family members, guests or those working from home. Both bedrooms are bright, comfortable spaces with pleasant outlooks.

Serving the first-floor is a modern family shower room, fitted with a large shower enclosure, WC and wash basin, complemented by fully tiled walls for ease of maintenance. Together with the ground-floor wet room, the home benefits from excellent bathing facilities, enhancing its suitability for growing families and households requiring adaptable living arrangements.

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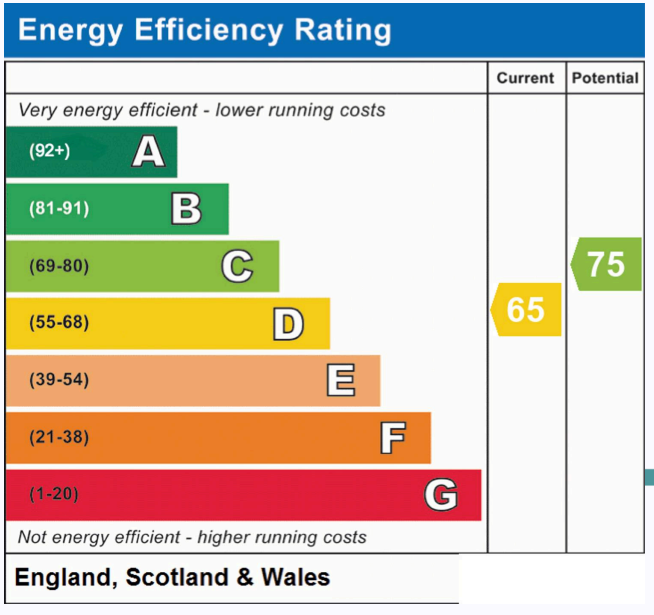












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Outside, the rear garden is a significant feature of the property and offers an impressive amount of outdoor space. Predominantly laid to lawn and bordered by a variety of mature trees, shrubs and established planting, the garden provides an attractive and private setting for outdoor enjoyment. Several patio seating areas create ideal spaces for entertaining, al fresco dining or simply enjoying the surroundings. Additional benefits include a greenhouse, timber shed and useful outbuilding, making the garden equally appealing to keen gardeners and families. The generous plot also presents potential for further extension, subject to the appropriate planning permissions.

To the front, the property enjoys a lawned garden and an extensive driveway providing ample off-road parking for multiple vehicles. A side gate offers convenient access to the rear garden, whilst the attractive frontage contributes positively to the property's kerb appeal.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

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Ground Floor

Approx. 81.3 sq. metres (875.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 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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oultonbroad@minorsandbrady.co.uk | 01502 447788 | 2a Ivy Lane, Oulton Broad, NR33 8QH

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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