



## Oulton Broad, Suffolk

Guide Price £490,000

- Renovated Throughout To An Extremely High Standard
- Large Extension to Rear with Open Plan Living Area
- Off Road Parking Via Driveway
- Three Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Highly Sought After Road
- Principal Room with Ensuite
- Bifold Doors Leading to Decked Area
- EPC - D

# Borrow Road, Oulton Broad

Situated in the highly desirable area of Oulton Broad, Borrow Road offers a perfect balance of peaceful residential living with easy access to local amenities. Known for its leafy surroundings and close-knit community feel, Borrow Road is just a short walk from the picturesque Oulton Broad itself—home to scenic waterside walks, popular cafés, restaurants, and a bustling marina. The area is well-connected, with commuting distance to Sizewell C, nearby rail links to Norwich and Lowestoft, excellent schools, and convenient shopping options all within easy reach. It's a location that truly offers the best of both worlds: tranquil living near the water with everything you need close by



Council Tax Band: D



## DESCRIPTION

Located on the sought-after Borrow Road in Oulton Broad, this beautifully renovated detached bungalow combines contemporary style with timeless character. Immaculately finished throughout, the home opens with a welcoming hallway featuring original parquet flooring. At its heart lies a stunning open-plan living space, thoughtfully designed for modern life. With a striking atrium roof and elegant bifold doors, the space is flooded with natural light and flows seamlessly onto a large rear deck—perfect for relaxing, entertaining, or enjoying alfresco dining. The stylish kitchen is fully integrated and blends effortlessly with the living and dining areas, creating a warm and sociable environment. The bungalow offers three spacious bedrooms, including a principal room with a sleek en-suite, and a luxurious family bathroom with a freestanding roll-top bath. Outside, a generous garden provides ample room for leisure and outdoor enjoyment. This exceptional home offers modern comfort in one of Lowestoft's most desirable locations

## OPEN PLAN AREA

The open-plan living area and dining room is the true centrepiece of the home—spacious, bright, and beautifully designed for modern living. A striking atrium roof floods the space with natural light, creating a bright and airy atmosphere throughout the day. The layout flows effortlessly, with a sleek, contemporary kitchen at one end, complete with integrated appliances and ample workspace, while the dining area sits perfectly positioned for both casual meals and formal gatherings. The living area offers a warm, inviting space to relax, with bifold doors stretching across the rear wall, opening fully onto the expansive decked terrace. This seamless connection between indoors and outdoors makes it ideal for entertaining, whether you're hosting summer barbecues or cosy evening get-togethers. Every detail has been considered to create a space that is both stylish and functional

## KITCHEN AND UTILITY

The kitchen is a sleek, contemporary space that forms an integral part of the open-plan living area, designed with both style and practicality in mind. It features high-quality, integrated appliances, ample cabinetry, and generous worktop space, ideal for everything from everyday cooking to hosting family and friends. The open layout ensure it blends seamlessly with the dining and living areas, making it a sociable hub at the heart of the home. Just off the main living space, a separate utility room offers added convenience and functionality. Thoughtfully designed to keep laundry and household tasks out of sight, it includes additional storage, counter space, and plumbing for appliances, helping to maintain the clean, uncluttered look of the main kitchen while supporting busy modern lifestyles.

## BEDROOMS

The bungalow offers three generously sized bedrooms, each thoughtfully designed to provide a peaceful and comfortable retreat. The master bedroom is a true highlight, featuring ample space for freestanding furniture and benefiting from a stylish en-suite shower room—perfect for added privacy and convenience. The two additional bedrooms are equally well-proportioned, ideal for family, guests, or even a home office. Each room is filled with natural light and finished in a neutral, modern palette, creating a calm and inviting atmosphere ready to be personalised. Whether you're looking for restful spaces to unwind or versatile rooms to suit your lifestyle, these bedrooms deliver both comfort and flexibility

## BATHROOMS

The property features a beautifully appointed family bathroom and a stylish en-suite, both finished to a high standard with contemporary fittings and thoughtful design. The main bathroom is a luxurious space, complete with a freestanding roll-top bath, perfect for long, relaxing soaks, complemented by elegant tiling, a modern vanity unit, and high-quality fixtures that add a touch of spa-like indulgence. The en-suite, serving the master bedroom, offers a sleek and practical space with a walk-in shower, contemporary fittings, and a minimalist finish, providing both comfort and convenience. Together, these spaces enhance the home's modern feel while offering a refined and relaxing experience

## OUTSIDE

Outside, the property continues to impress with well-maintained and thoughtfully designed outdoor spaces. To the front, a neatly presented garden sets a welcoming tone, complemented by a spacious private driveway offering ample off-road parking for multiple vehicles. At the rear, the generous garden is a true highlight, perfect for both relaxation and entertaining. An expansive decked terrace extends directly from the open-plan living area, ideal for alfresco dining, summer barbecues, or simply enjoying the sunshine. The lawn beyond provides plenty of space for children to play or for keen gardeners to make their mark. A practical outdoor store offers excellent storage for garden tools, bikes, or seasonal items, helping keep the home and outdoor areas neat and organised. Altogether, the exterior of this property offers a perfect blend of function and lifestyle appeal

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band D.

## SERVICES

Mains gas, water, electricity and sewerage.

## VIEWING ARRANGEMENTS

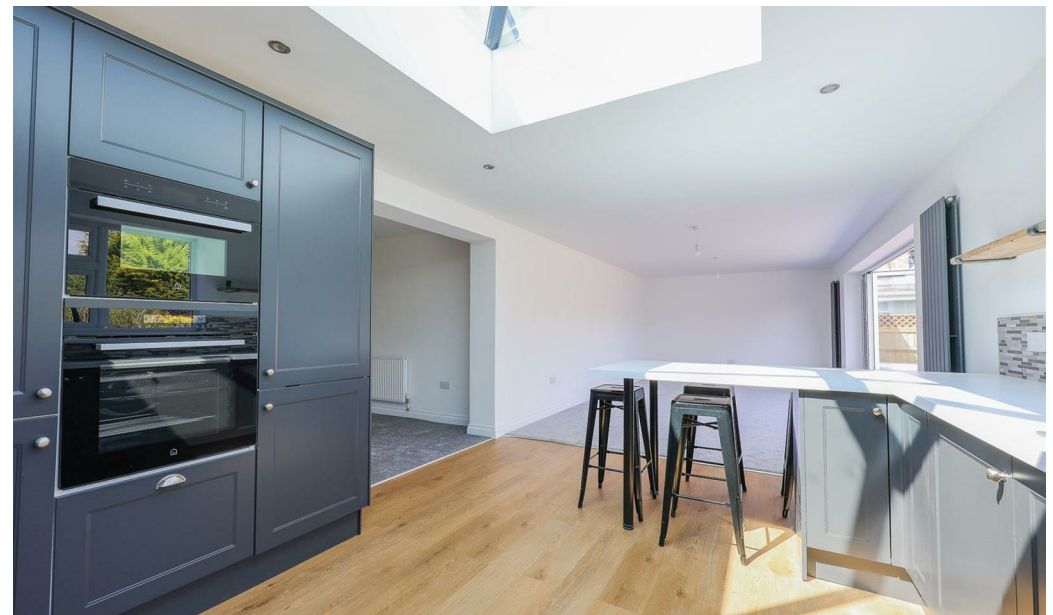
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

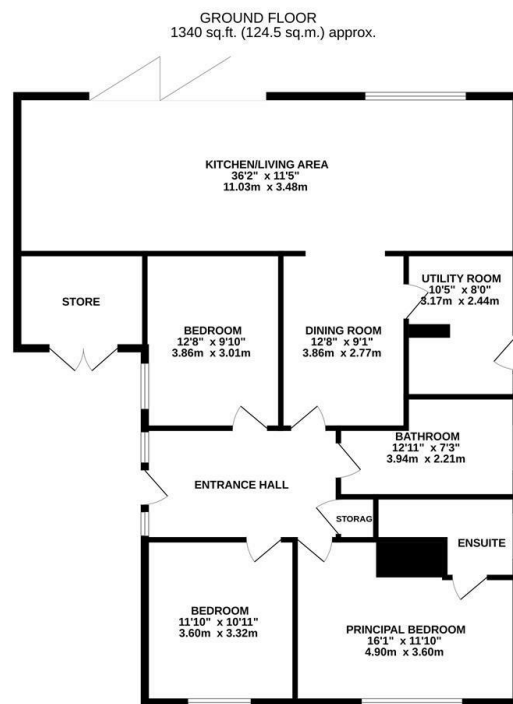
Tel: 01502 442889 Ref: 20890/JD.

## FIXTURES AND FITTINGS

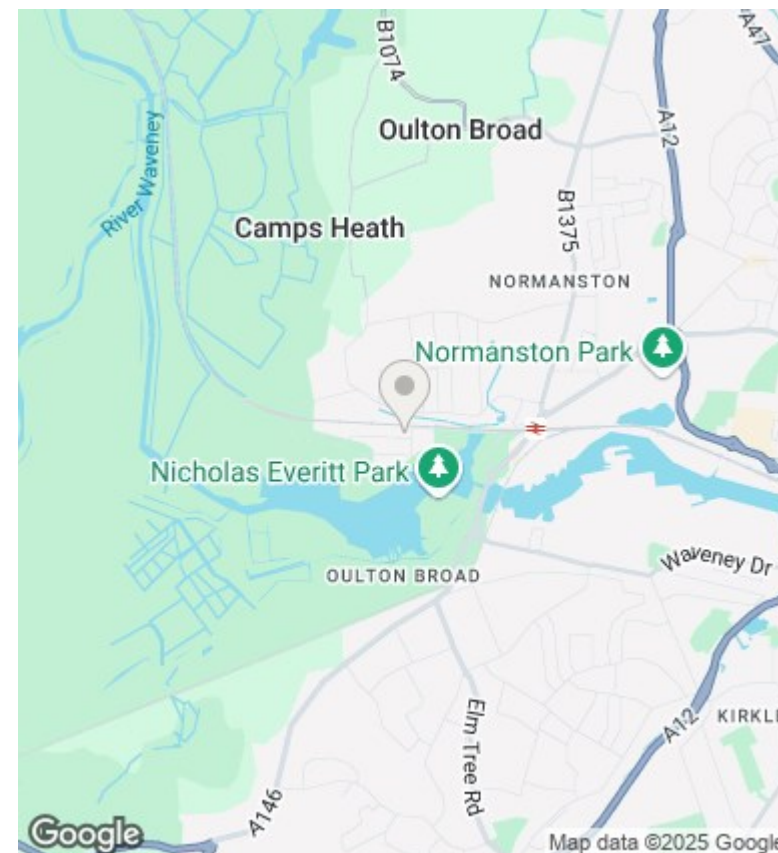
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TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
Made with floorplan 12/2025



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)