



25 Allen Road, Oulton Broad

Offers in Region of £280,000

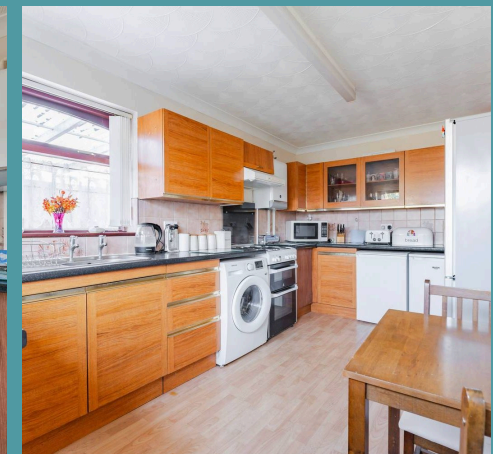
25 Allen Road

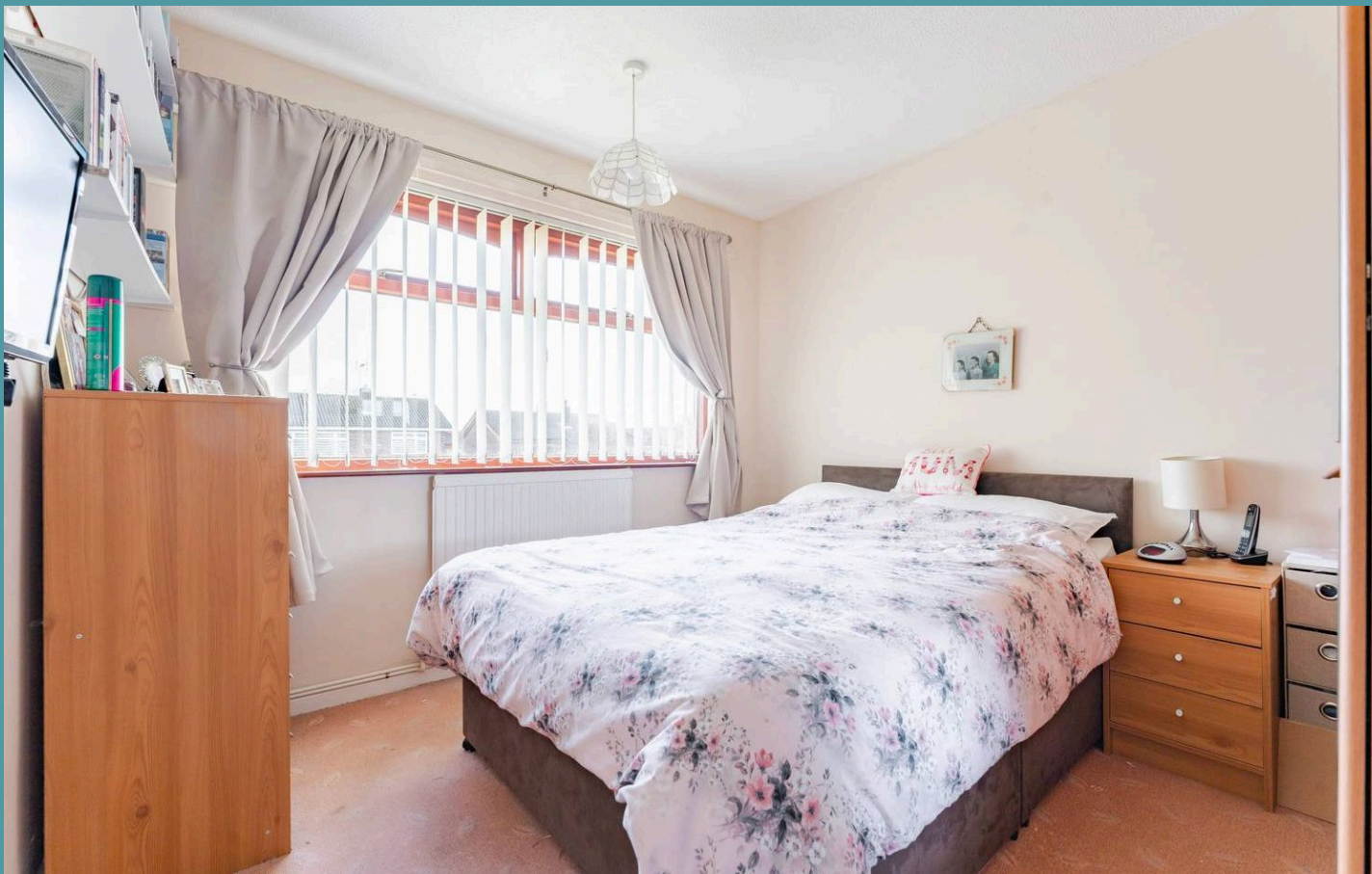
Oulton Broad, Lowestoft

Extended to create spacious and light-filled living areas, this detached bungalow is the perfect option for someone looking to downsize or with its potential, a renovation project. Showcasing an open-plan sitting/dining room, a kitchen/breakfast room, three bedrooms and a bathroom. Its desirable location within Oulton Broad ensures the property is within close proximity to local amenities and natural surroundings, including Oulton marshes and Nicholas Everitt Park. Don't miss the chance to make this property your own.

Location

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing, boating and walking as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Adjoining and within walking distance from the park is Carlton Marshes, a 151 hectare nature reserve managed by Suffolk Wildlife Trust, ideal for any nature lovers or avid walkers. Oulton Broad is well connected with 2 train stations offering direct services to Norwich and Ipswich.





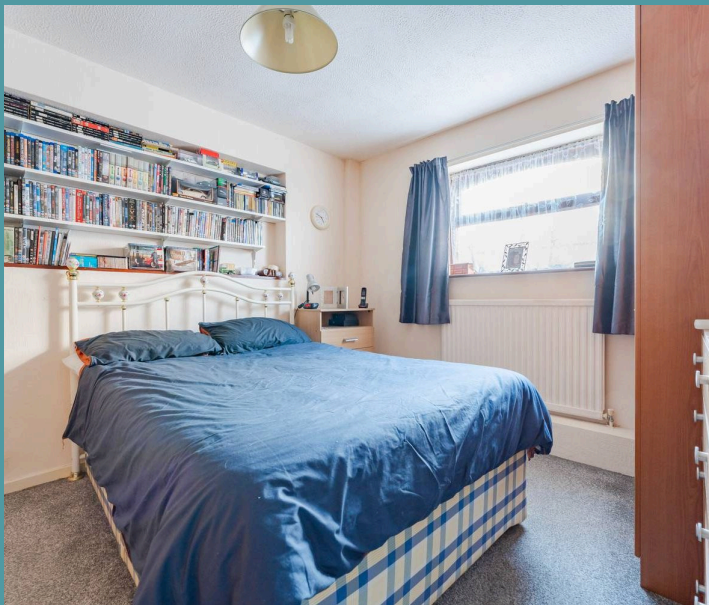
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Oulton Broad, Lowestoft

Welcome inside this extended bungalow, where you will be greeted by an entrance hall. Immediately capturing your attention is the open-plan sitting/dining room, designed for both relaxation and hosting loved ones. Natural light floods through the sliding doors, creating a warm and inviting ambience that permeates throughout the entire living space. The kitchen/breakfast room is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

The bungalow features three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts built-in storage for your everyday essentials. These bedrooms have the versatility to be a home office, dressing room or guest room, depending on your own requirements. The bathroom comprises of a three piece suite, accommodating all residents in the household.

Towards the rear is a well-maintained garden, that is fully enclosed for privacy and seclusion. It is primarily laid to lawn, alongside a greenhouse and a wooden shed for storing your garden equipment. For convenience, at the front of the residence is a driveway providing off-road parking, a carport for sheltered parking, and a garage for additional storage options. Whether you have multiple vehicles or are in need of extra storage space, this property offers practical solutions to meet your needs.





25 Allen Road

Oulton Broad, Lowestoft

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: A

- Extended detached bungalow in the desirable area of Oulton Broad
- Suitable for someone looking to downsize without compromising on comfort and style
- Full of potential if you require a renovation project
- Open-plan sitting/dining room for relaxation and hosting loved ones
- Kitchen/breakfast room with plenty of storage space available
- Three bedrooms and a bathroom
- Well-maintained garden that is fully enclosed for privacy
- Driveway providing off-road parking, a carport offering sheltered parking and a garage for storage options
- In close proximity to all local amenities and natural surroundings



Ground Floor
1018 sq.ft. (94.6 sq.m.) approx.



Sqft Does Not Include The Carport

TOTAL FLOOR AREA : 1018sq.ft. (94.6 sq.m.) approx.

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.
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