



3 Somermead Court
Maltsters Way | Oulton Broad | Suffolk | NR32 3PQ

A WINDOW ON THE WORLD



“With eye-catching and captivating views across Oulton Broad to Nicholas Everitt Park,
this home has something very special to offer.

In a purpose-built group of just four apartments, the architect being the renowned Alan Paine,
it sits in the most desirable part of town and enjoys an idyllic and attractive setting.

Nestled comfortably between a handsome former maltings and large, prestigious waterside residences.

Walking distance from town and country, the lifestyle here is an enviable one.”



KEY FEATURES

- A Very Spacious Apartment benefitting from Stunning Views
- Located in an Envious Position overlooking Oulton Broad & Nicholas Everitt Park
- Three Bedrooms; Principal Bedroom with En-Suite and Brooms Views
- Three Receptions Rooms; Two of which also Benefit from the Views
- Kitchen and Family Bathroom
- Secure Entrance; Communal Stairs
- Allocated Parking & Garaging
- The Accommodation extends to 1,441sq.ft
- Energy Rating: C

This apartment offers an abundance of space, with light-filled and well-proportioned rooms. It's been well designed to make the most of the setting, with incredible views over the water, so there's always something to see, throughout the year and whatever the weather.

Easy Living

In the most sought-after part of Oulton Broad, with panoramic views from a fabulous sunroom, this is a highly desirable home. Attractive yet practical, low maintenance and perfectly designed for easy living, it's a property with much to recommend it. The apartment has been in the same ownership for over 20 years – a testament to its success as a long-term home – and as it now comes onto the open market, this is your chance to enjoy the laid-back lifestyle at this broadside retreat.

Surprisingly Spacious

The first thing you note as you enter the property, moving through the entrance hall into the central reception hall, is how much light pours in through double doors leading through to the spacious sitting room. This is a large, sunny room, with two windows to the south, as well as sliding doors to what was originally the balcony. The owners enclosed this to create a wonderful sunroom with a southerly and westerly aspect. From here you have the spectacular views that set this home apart, looking out over the Broad, so you can watch sailing, kayaking, powerboat racing and so much more – it's an ever-changing vista, a moving picture if you will, and the owners found they could happily spend hours here, watching the world go by on the water. You can also see over to the park, watch the birds, and on a clear day you can even see the wind farm at Kessingland. The sunsets you'll enjoy from here are phenomenal. You really couldn't ask for a better setting!





KEY FEATURES

The sunroom in turn has sliding doors leading to the dining room, which leads to the kitchen, so these rooms have a circular flow that's effortless and practical, as well as offering the ability to open up the reception spaces when entertaining. To the other side of the apartment, you'll find three good size bedrooms, the principal having an en-suite and sharing those beautiful views, while the other two bedrooms share a family bathroom. The apartment comes with parking and secure storage, so it would also be perfect as a lock up and leave or holiday home.

A Beautiful Balance

The area around the north side of the Broad has always been highly sought-after and it's not just because of the water, although there are moorings available for rent if you enjoy sailing. It's because this area is quiet and peaceful, attractive and leafy, yet you're very well connected to all the amenities you need. You can walk to the shop, Post Office and supermarket, as well as to the station, where you can hop on one of the regular trains to Norwich. It's only a short drive to the pretty market town of Beccles, which has eateries, supermarkets and more, as well as into the town of Lowestoft for wonderful sandy beaches, shops, schools and everything else.

















INFORMATION



On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich then on to London. Oulton Broad is part of Lowestoft the most Easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

How Far Is It To?

Norwich lies approximately 26 miles North West of Oulton Broad and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Southwold are easily accessible within a 20 minute drive. The attractive market town of Diss is about 32 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan QR Code Below

Travelling from the South (A12) or West (A146): when you reach Oulton Broad, cross the bridge (Mutford Lock) on Saltwater Way and at the roundabout by the Wherry Hotel, take the second exit onto Commodore Road, follow this road and turn left onto Caldecott Road. Proceed along here, passing the broad on your left, around a 90-degree left-hand turn and you will locate Somermead Court ahead of you at the junction of Caldecott Road, Romany Road and Malsters Way.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Super Fast Broadband Available

Please see www.openreach.com/fibre-checker

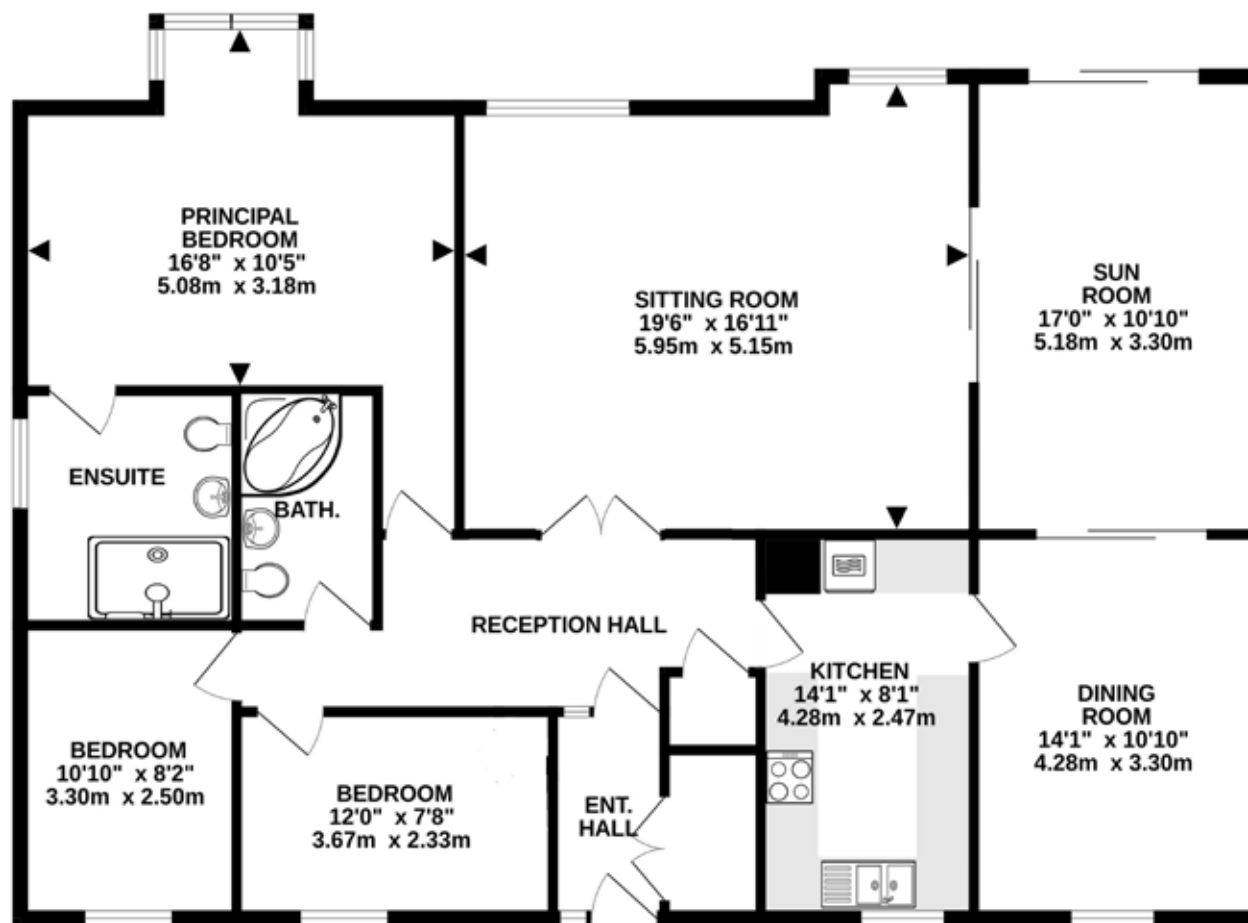
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

East Suffolk Council - Council Tax Band: E

Leasehold - The Lease runs until 31 Dec 2172





TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - highest running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc.co.uk		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

