



24 Prospect Road
Oulton Broad | Suffolk | NR32 3PT

FINE & COUNTRY

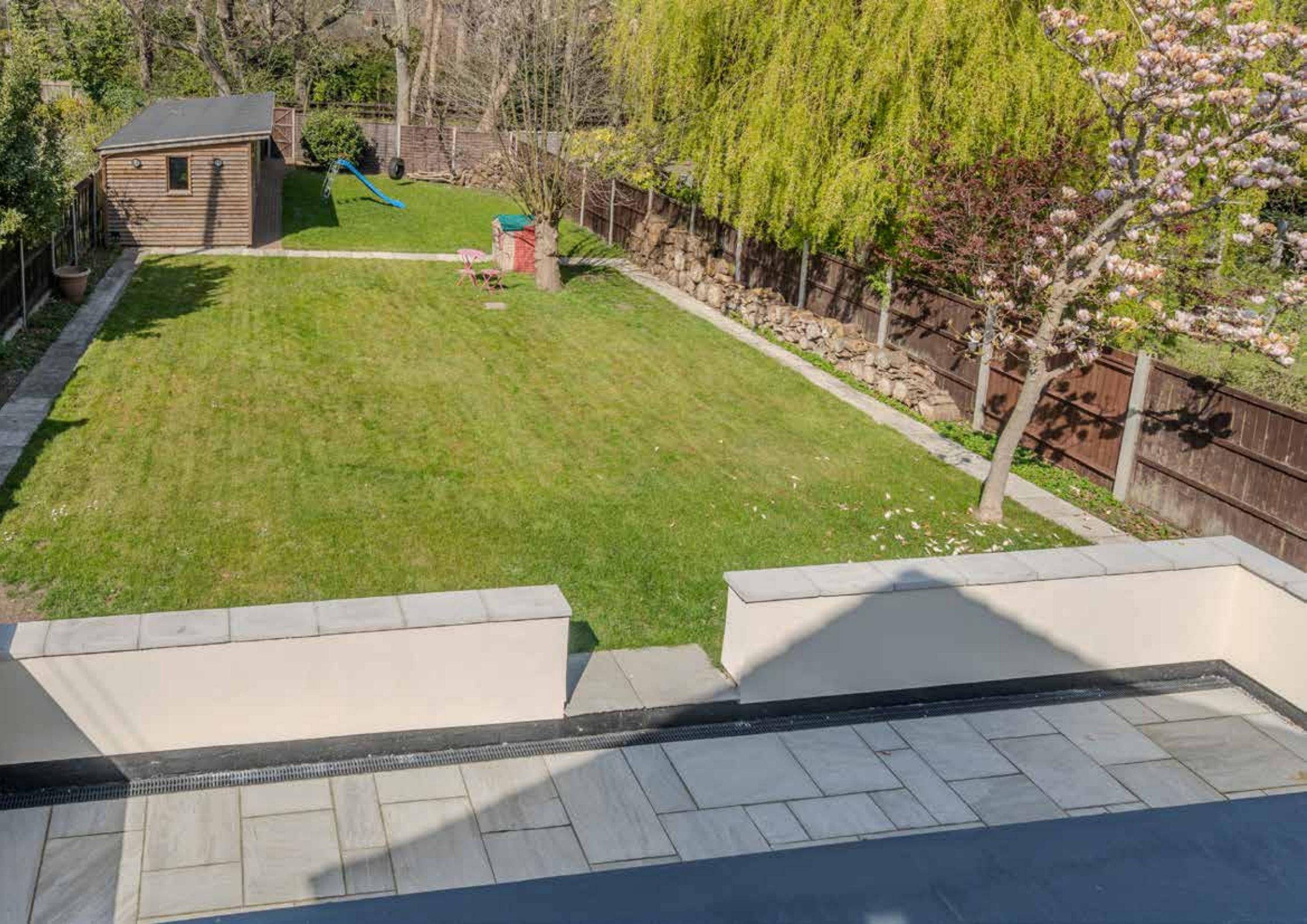
TOTALLY TRANSFORMED



“This impressive property has been significantly extended and improved by the current owners, creating a fabulous family home with superb entertaining areas.

The key word here is space – you have it in abundance, both inside and out.

This is a very desirable area, with open countryside, the broad and the river in easy walking distance, plus all the facilities of the town on your doorstep and the beach only a short drive from your front door.”



KEY FEATURES

- A Spacious and Well-Presented Detached Family Home in the Desirable Oulton Broad Area
- Five Bedrooms, Three with En-Suite Facilities
- The Principal Bedroom also benefits from a Dressing Room
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms and a Bar Area
- Large Private Garden with Patio and Covered Entertaining Area
- A Large Outbuilding provides a Workshop/Studio, and a Garden Store
- Ample Off Road Parking for Numerous Vehicles
- The Accommodation extends to 2,667sq.ft
- Energy Rating: C

If you love to throw a party, or fill your house with family and friends, this is the home for you! With unrivalled entertaining space, including a large outdoor covered area, it's a wonderfully sociable place that offers everyone a warm welcome. With easy access to town and country alike, the location is the icing on the cake!

A Warm Welcome Awaits

The owners were drawn to this property because they could see the huge potential. At the time it was rather more modest and needed updating, but it sat on a generous plot and was crying out to be extended. They set to work creating their dream home and whilst living here have started their family, so the house has grown and adapted to meet their needs over time. You have a clever blend of open plan living and clearly defined spaces – each room flows comfortably into the next and all have a purpose and are very versatile. What's more, when you light the woodburner, which the owners love to do, the warmth spreads around the large ground floor and makes it all beautifully cosy.

Room For Everyone

As you enter the home, you find yourself in a large hallway, running almost the length of the house. To your left is the main sitting room, with the wood burner, and a dual aspect allowing the light to pour in. This is part open to a central bar area that leads into a family room or playroom on one side. Beyond this is the magnificent dining room where the owners can comfortably seat over 20 – no mean feat! There's a hatch from here to the kitchen breakfast room, so you can pass food through and eat it hot. The kitchen is also lovely and bright, with two roof lights in addition to the window framing views down the garden. There's also a cloakroom, walk in pantry, boiler room and ground floor bedroom or study on this floor.





KEY FEATURES

Upstairs, in addition to the utility room (it makes so much sense having this upstairs as it's easier to grab laundry or put away clean clothes) there are four bedrooms, three of which are en-suite, leaving the fourth to have the family bathroom for itself. The master bedroom also has a walk-in dressing room which makes it feel extra special.

Enjoying The Great Outdoors

The house has a very unusual feature – a covered outdoor entertaining area. Often seen on the continent, rarely found here, it's brilliant for all but the very worst of weathers. Having a barbecue and it starts to rain? No problem. Want to keep an eye on your little ones playing at the bottom of the garden but it's too cold to be standing still? You're nicely tucked away and sheltered from the wind here. It also has a lovely green outlook with mature trees at the end of the garden. You can sit out and hear the birdsong. The owners love open countryside and often walk to the marshes, along the river, or down to Oulton Broad. There's plenty of wildlife and green space all around this area. Their children love to head to the park, and there are plenty of events happening here too, as well as places to eat. You're close to the coast and can take a stroll along the quiet beach at Kessingland or enjoy family fun on the golden sands of Lowestoft. Gorleston is a lovely town with a long promenade, while Southwold is always a hit with all the generations.





























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

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach the Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and then take the left hand turn on to Hall Road. Continue on this road until you reach Prospect Road, Turn left and the property will be found on the right hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [contain.swerves.upwardly](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra 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
Freehold

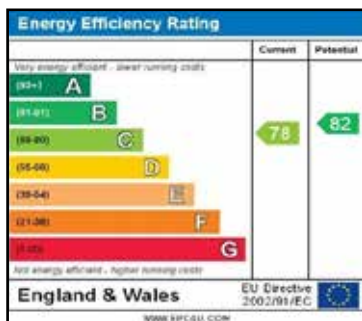




FLOOR AREA - HOUSE (EXCLUDING ENTERTAINMENT SPACE & OUTBUILDINGS) : 2667 sq.ft. (247.8 sq.m.) approx.

TOTAL FLOOR AREA : 3360 sq.ft. (312.1 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 Metrocx ©2025



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.

