



40 Pritchard Close, Oulton

Lowestoft



Minors & Brady

40 Pritchard Close

Oulton, Lowestoft

Beautifully presented and thoughtfully designed, this modern detached family home enjoys a sought-after position on the Woods Meadow development, close to shops, schools, and the vibrant surroundings of Oulton Broad. Inside, spacious and light-filled living areas create a warm and inviting atmosphere, complemented by a contemporary kitchen and dining space that opens onto the garden. With four generous bedrooms, including a principal with en suite, a stylish family bathroom, a practical utility room, and a convenient ground-floor WC, this home offers style, comfort, and convenience in a highly desirable location, making it an excellent choice for modern family living with everything needed for day-to-day ease and relaxed entertaining.

Location

Pritchard Close is located in the popular suburb of Oulton, offering a peaceful residential setting with excellent access to everyday amenities. The area is well served by local shops, supermarkets, and schools, while Oulton Broad North and South railway stations provide easy connections to Lowestoft, Norwich, and beyond. Residents enjoy nearby parks and green spaces, including Nicholas Everitt Park and the scenic Oulton Broad, which is perfect for walking, boating, and dining along the waterfront. The A47 and A146 routes are within easy reach, making this an ideal location for both local and commuter living. The nearby Broadland Sports Club, cafes, and restaurants create a lively yet relaxed local atmosphere. Healthcare services and leisure centres are also conveniently close, ensuring daily needs are easily met. With beaches, nature reserves, and the Norfolk Broads National Park just a short drive away, Oulton offers an ideal balance of convenience and outdoor enjoyment.

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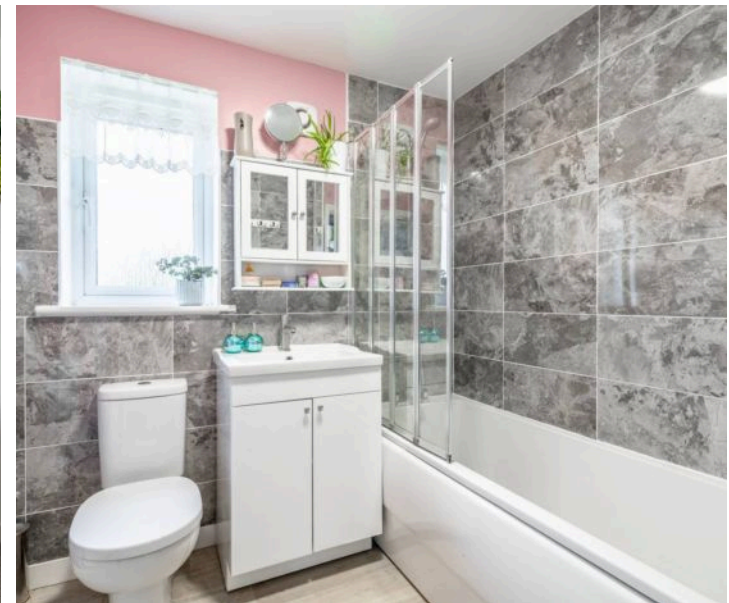
Pritchard Close, Oulton

Stepping inside, this well-presented family home immediately impresses with its sense of space and natural light. The entrance hall leads into a bright and welcoming lounge where wood-effect flooring and a modern ceiling light fitting create a warm and inviting atmosphere. Double doors open through to the kitchen and dining area, forming a comfortable and sociable flow between the main living spaces.

The kitchen has been thoughtfully designed with a range of contemporary wall and base units, dark work surfaces, and tiled splashbacks. There is plumbing in place for a dishwasher, while the built-in oven, four-ring gas hob, and extractor hood are neatly arranged for everyday convenience. A stainless-steel sink sits beneath a window overlooking the rear garden, while the adjoining dining area offers ample room for a family table and enjoys garden views through glazed sliding doors.

A separate utility room provides additional worktop space, fitted storage, and plumbing for laundry appliances, with access to both the rear garden and a stylish ground-floor WC.

Upstairs, the first-floor landing includes a built-in storage cupboard and leads to four comfortable bedrooms.



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The principal bedroom benefits from a built-in wardrobe and a private en suite shower room with a glazed enclosure, wash basin, and WC. The remaining bedrooms offer flexibility for guests, children, or home working, and are served by a modern family bathroom featuring a panelled bath with overhead shower, matching WC, and wash basin with vanity storage.

Outside, the rear garden provides a generous and well-maintained space that is perfect for both relaxation and entertaining. A large lawn area is complemented by a paved patio extending from the dining area, offering plenty of room for outdoor seating or summer dining. The garden is fully enclosed with timber fencing, ensuring privacy and security, and includes a handy storage shed.

To the front, the home enjoys an attractive approach with a neatly kept lawn and a brickweave driveway providing ample off-road parking and access to the garage, completing the appeal of this superb modern property.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

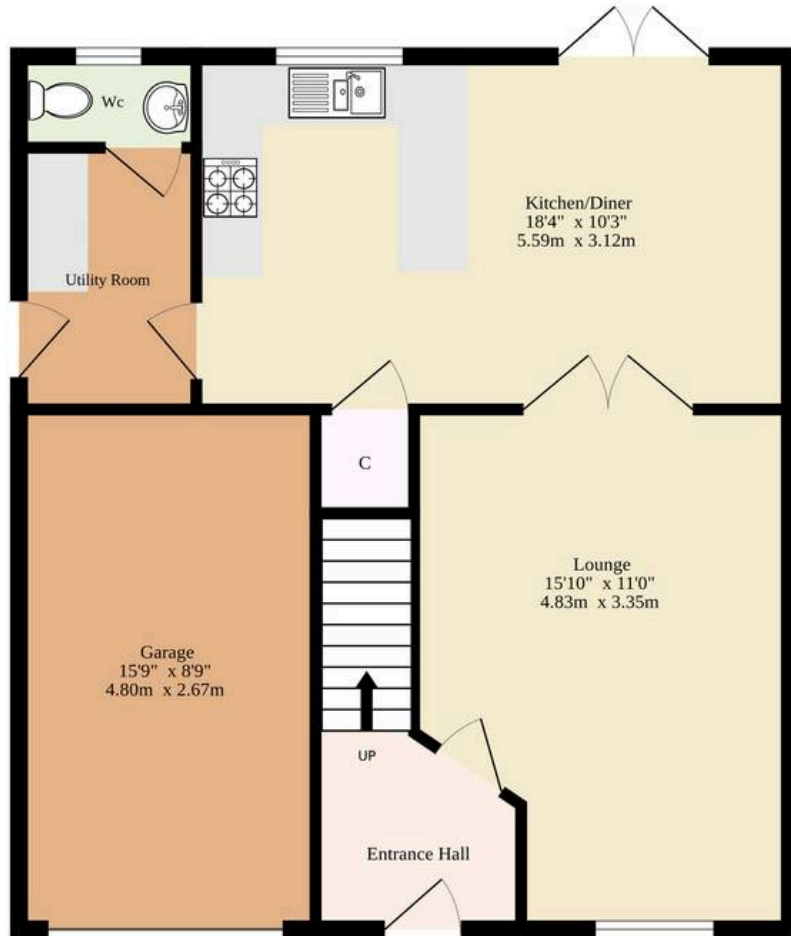
Heating system- Gas Central Heating

Council Tax Band- D

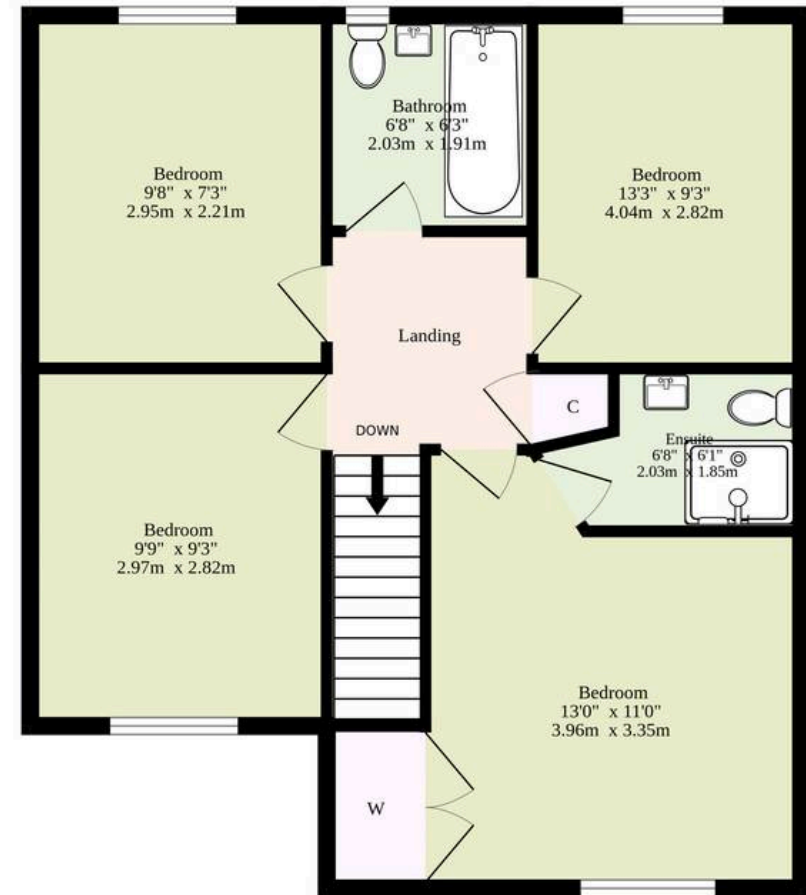


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Ground Floor
566 sq.ft. (52.6 sq.m.) approx.



1st Floor
541 sq.ft. (50.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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