

**Aldreds**  
Estate Agents



262 Normanston Drive  
Oulton Broad, Lowestoft, NR32 2PS  
Asking Price £399,000



## 262 Normanston Drive

Oulton Broad, Lowestoft, NR32 2PS

\*\*\* HOUSE AND BUILDING PLOT \*\*\* Aldreds are delighted to offer this substantial detached home along with the garden which has planning permission to build an executive modern detached bungalow. A fantastic opportunity for an individual or developer. Situated in this very desirable North Oulton Broad location being within walking distance of the Broads National Park and railway station with direct links to Norwich City Centre. We would recommend an early viewing to see the full potential of this unique development and the details Granted planning permission can be seen on the East Suffolk Council website. Planning number is DC/22/0650/FUL.

### The Property

The property comprises of an extensive 3 bedroomed detached home with planning permission granted to increase the size and value of the property. The planning number is DC/22/0650/FUL

### The Land

The extensive gardens have planning permission granted for a 3 bedroomed executive detached bungalow. The planning number is DC/22/0650/FUL

### Location

The property and land are located within North Oulton Broad which is a very desirable location being within walking distance of local amenities, Normanston Park offering a range of waterside and woodland walkways, also within a short walk is Oulton Broad National Park providing a further range of broadside walkways and parklands. North Oulton Broad Railway Station is also nearby offering direct links to Lowestoft town centre and Norwich city centre.

### The Development

The development is a fantastic opportunity for a developer or individual looking for a profitable project. As stated the already spacious detached property has plans for extension and within the rear garden there is further planning for an executive detached bungalow. Planning also includes 2 newly built garages which provide off road parking for the family home and the new build bungalow.





## Floor Plan



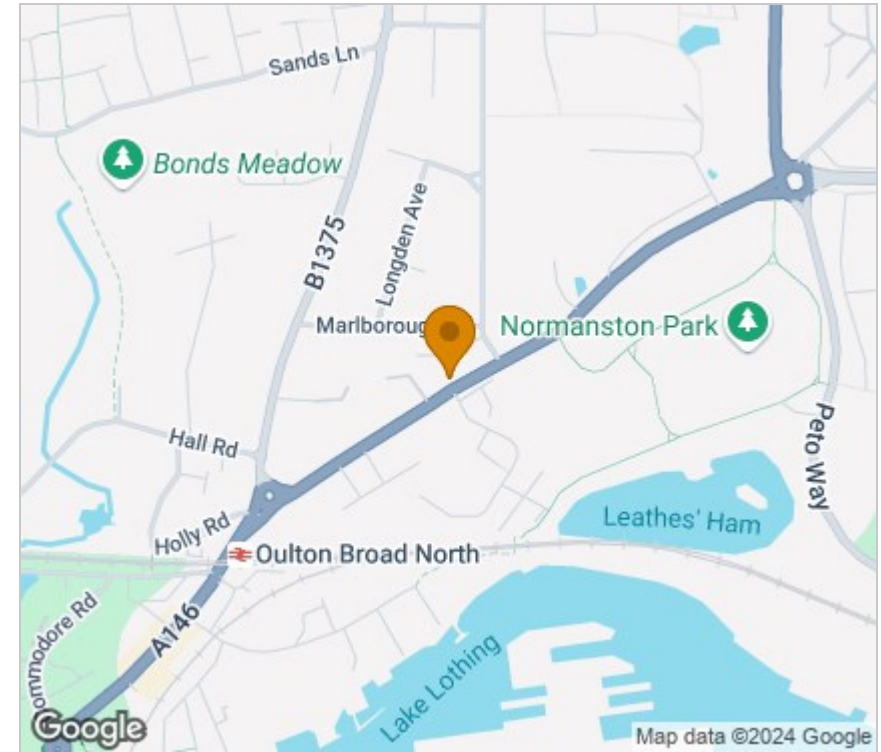
## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

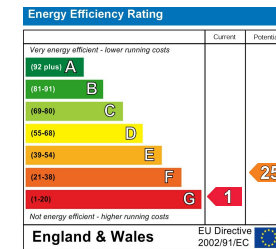
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## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
 Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA