



Lowestoft,

£350,000

- Extended detached family home
- Sought after location within Oulton Broad
- Ample off road parking with garage
- Ideal for local amenities and school catchment
- 4 Bedrooms
- Stunning kitchen/diner
- Fantastic sized plot
- High specification finish throughout
- Two separate bathrooms
- Separate utility room

Fleetdyke Drive, Lowestoft

Situated along the highly sought-after Fleet Dyke Drive (NR33) in Oulton Broad, this property enjoys an enviable location that perfectly balances peaceful residential living with convenient access to local amenities. The area is renowned for its well-regarded schools, friendly community atmosphere, and excellent transport links, with Oulton Broad South and North railway stations both nearby, providing easy connections to Lowestoft, Norwich, and beyond. The stunning surroundings of Oulton Broad, part of the Southern Broads National Park, are just a short distance away, offering picturesque waterside walks, boating, and a variety of cafes, pubs, and restaurants. Local shops, supermarkets, and healthcare facilities are all within easy reach, while the beautiful Suffolk coastline and Lowestoft's sandy beaches are only a few minutes' drive.



Council Tax Band: C



Description

Step inside into a spacious and welcoming entrance hall, filled with natural light and setting the tone for the rest of the home. From here, a staircase rises to the first-floor landing, while doors lead through to a generous lounge, a versatile fourth bedroom or study, and an impressive open plan kitchen/dining area.

The lounge is beautifully proportioned, offering a comfortable yet stylish living space, and features elegant oak folding doors that seamlessly connect to the kitchen/diner—perfect for both everyday living and entertaining.

The heart of the home is undoubtedly the thoughtfully extended, contemporary kitchen/dining room. Designed with both style and functionality in mind, this stunning space boasts design-led glazing and Velux windows that flood the room with natural light while providing attractive views over the private rear garden. The kitchen is fitted with integrated appliances, including an oven, grill, and dishwasher, and offers ample space for dining and socialising. From here, doors lead to a modern ground floor bathroom and a separate utility room, complete with space for a washing machine and tumble dryer, ensuring practicality is never compromised.

Upstairs, the property continues to impress with a newly fitted, sleek shower room and three well proportioned bedrooms. Each bedroom benefits from large windows, allowing for an abundance of natural light and creating bright, airy living spaces throughout.

Externally, the property truly excels. To the front, a substantial driveway provides ample off-road parking and leads to a garage

with an electric door. To the rear, you will find a generous, private garden, mainly laid to lawn, complemented by a paved seating area, ideal for outdoor dining and relaxation. The garden also benefits from double gated side access, numerous outdoor power sockets, and an electric vehicle charging point, adding further convenience to this exceptional home.

Overall, this property offers a perfect blend of modern design, practical living space, and impressive outdoor features, making it an ideal choice for families and professionals alike.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Viewing Arrangements

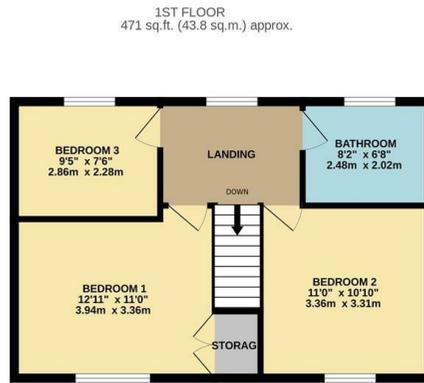
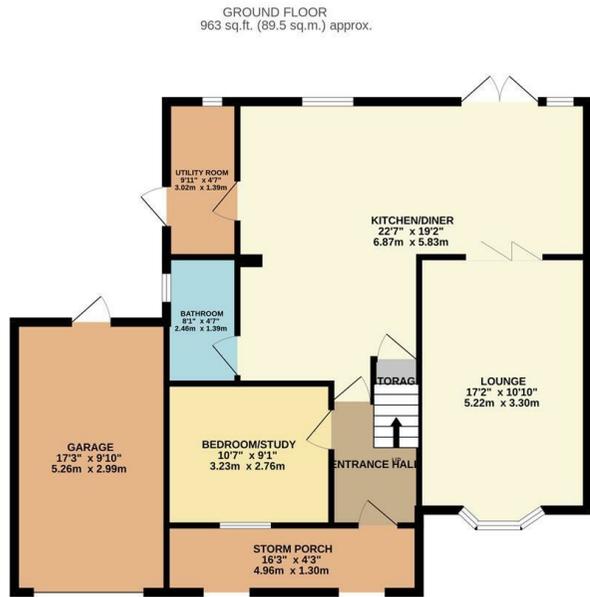
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

Outgoings
Council Tax Band C

Tenure
Freehold

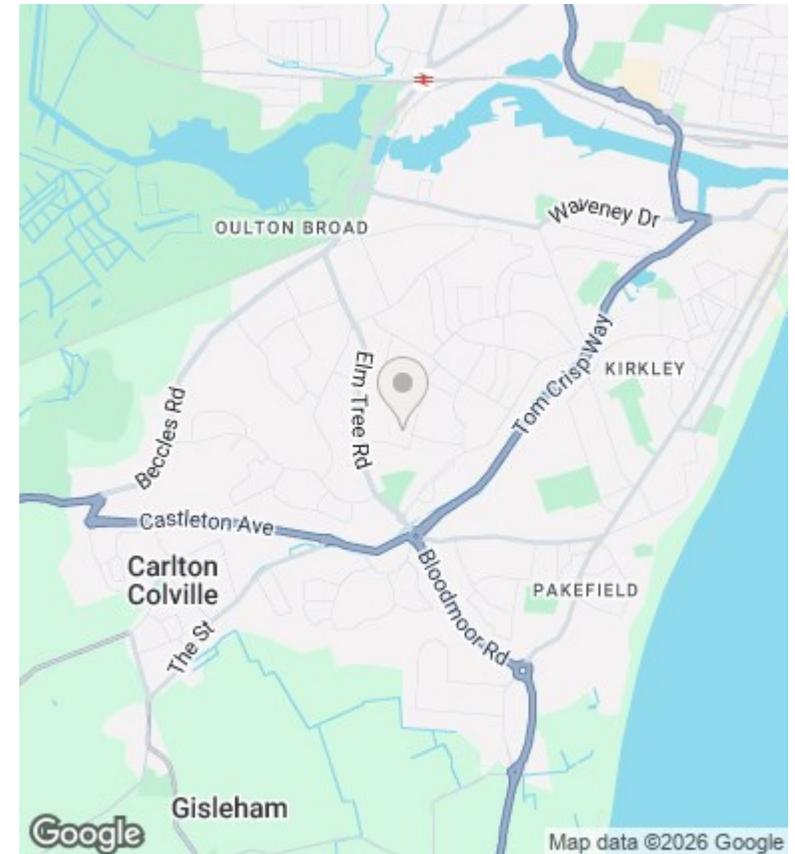






TOTAL FLOOR AREA : 1434 sq.ft. (133.3 sq.m.) approx.

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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com