



21 Plovers Way
Oulton Broad | Lowestoft | Suffolk | NR33 8PW

FINE & COUNTRY

COMFORT & COASTAL LIVING



“This welcoming home offers a rare opportunity to enjoy a beautifully updated property in a peaceful residential setting, just moments from the best of Oulton Broad and Lowestoft.

With its modern interiors, south facing garden, and versatile layout, this is a home designed to elevate everyday living. It blends style, practicality, and an easy connection to the outdoors.”



KEY FEATURES

- A Detached Modern Home situated in the Village of Oulton Broad near the Coastal Town of Lowestoft
- Four Bedrooms, Three Doubles and One Single
- Contemporary Wet Room Style Bathroom
- Kitchen with Granite Worktops, Separate Laundry Room and Ground Floor WC
- Extended Sunroom with Dining Area and Wood Flooring
- Living Room and Home Office
- South Facing Private Rear Garden with Timber Shed
- Driveway Parking for Several Vehicles and Single Garage
- EV Charging Point
- The Accommodation extends to 1,480sq.ft
- Energy Rating: D

If you dream of light filled spaces, modern finishes, and a home that adapts effortlessly to family life, this property offers exactly that. Thoughtfully extended and upgraded, it offers a lifestyle centred around comfort, convenience, and relaxed social living.

Space To Live, Room To Grow

Step inside and you are greeted by an inviting flow of space. The modern kitchen, beautifully finished with granite worktops and wood flooring, opens into the sunroom. The extension transforms the rear of the home into a bright, versatile dining and living space. Natural light pours in, making it the perfect spot for morning coffee, family meals, or evenings spent unwinding with friends.

Across the ground floor, the layout has been shaped with modern living in mind. A study offers the ideal work from home environment, while the utility room and downstairs WC add everyday practicality. Upstairs, three generous double bedrooms and a comfortable single bedroom provide flexibility for families, guests, or hobbies. The contemporary wet room adds a touch of spa style simplicity.





KEY FEATURES

A Private Sanctuary

The rear garden is a private retreat. A well sized enclosed space ideal for summer barbecues, gardening, or simply soaking up the sunshine. A timber shed provides useful storage, and the peaceful setting creates a true sense of escape.

To the front, the driveway accommodates several vehicles and is enhanced by a single garage and EV charging point, appealing to the environmentally conscious modern homeowner.

Life In Oulton Broad & Lowestoft

Perfectly placed for both tranquillity and connection, 21 Plovers Way benefits from strong transport links, nearby local amenities, and the natural beauty of the coast and the Broads.

The James Paget Hospital is within a 15 minute drive, and nearby bus and train links keep you well connected for work, school, or leisure. Whether you enjoy scenic walks along the waterfront, days spent exploring Suffolk's coastline, or the vibrant community feel of Oulton Broad, this location offers a lifestyle of both ease and enjoyment. This is a home that balances comfort, practicality, and contemporary style, and is ready to welcome its next chapter.

























INFORMATION



On The Doorstep

Set within a peaceful residential area of Oulton Broad, 21 Plovers Way benefits from excellent local amenities and the natural beauty for which the region is known. Oulton Broad, is one of Suffolk's most popular destinations for watersports, scenic walks, and independent eateries. Oulton Broad and Lowestoft provides supermarkets, cafés, well regarded schools, and a welcoming community feel. The wider region offers miles of sandy beaches, nature reserves, and access to the Norfolk Broads, making it ideal for those who enjoy an active outdoor lifestyle or time spent relaxing by the water.

How Far Is It To?

- James Paget University Hospital, approximately 15 minutes by car
- Oulton Broad South Station 6 minutes by car with routes to Ipswich and Lowestoft. Oulton Broad North Station, 7 minutes by car with direct routes to Norwich
- Lowestoft Town Centre, 10 minutes by car for shopping, dining, and leisure
- Broads National Park, under 10 minutes for boating, wildlife, and scenic walking routes
- Local supermarkets Tesco, Asda, and Morrisons, approx 5 to 10 minutes
- Carlton Marshes Nature Reserve, 8 minutes for countryside trails and wildlife watching
- Norwich City Centre, around 45 minutes by road or rail with access to shopping, culture, dining, and entertainment
- Norwich International Airport, 50 minutes with flights to UK and European destinations
- A12 and A47 road networks for commuting north and south along the coast

Directions - Please Scan QR Code Below

From Beccles, take the A146 towards Lowestoft and continue through North Cove and Barnby, remaining on the A146. As you approach Oulton Broad, follow signs towards Carlton Colville and Lowestoft South and stay on Beccles Road. Turn right onto Burnt Hill Way, then at the top of the road turn left onto Woodpecker Avenue. Take the next left into Plovers Way and follow the road. The property will be found on the right hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre to Property Broadband Available

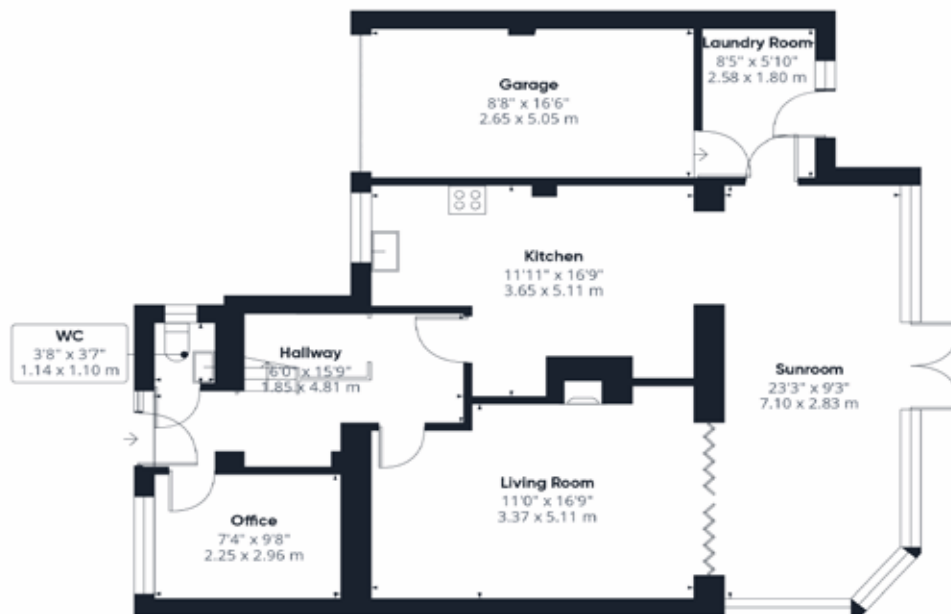
Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

East Suffolk District Council - Council Tax Band D

Freehold





Ground Floor



First Floor

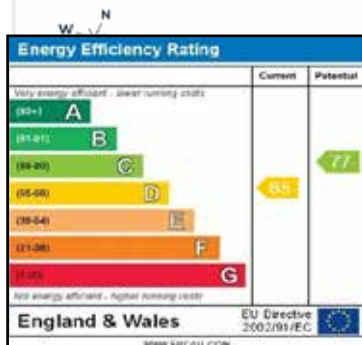


Approximate total area⁽¹⁾
1480 ft²
137.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

