

HARDIMANS



62 Cotmer Road
Oulton Broad, Lowestoft, NR33 9PP
Guide Price £425,000



62 Cotmer Road, Oulton Broad, Lowestoft, Suffolk, NR33 9PP

Superb detached bungalow situated on the quieter and more desirable part of Cotmer Road in South Oulton Broad. The bungalow benefits from considerable extensions not only to the front & rear, but includes a loft conversion as well. The full benefit can be seen with 4 bedrooms, a spacious lounge, separate dining room, 2nd sitting room and a LARGE conservatory. Cavity wall insulation also makes this a low cost bungalow to run. In addition, the vendors are delighted to confirm a BRAND NEW gas boiler, will be installed by British Gas, which will include upgrading the existing controls etc. and have the benefit of a 5 year guarantee.

The property has an oversize garage and large driveway together with lovely size gardens which provide a great space for the family to enjoy.

The centre of Oulton Broad is situated within easy walking distance where you will find a wide range of shops restaurants and general facilities, and of course the renowned 'broadland lake' which forms the Southern tip of the broadland system. Carlton Marshes nature reserve is also close by, ideal for walking and wildlife watching. The North & South Oulton Broad railway stations provide convenient access to both Norwich, Ipswich & London beyond.

Covered Entrance

Double glazed hardwood door to





ENTRANCE LOBBY

double doors to a particularly spacious hallway

SPACIOUS HALLWAY

with 2 radiators, access to roof void, rear door to garden,

LOUNGE

15'1" x 18'6" (4.60 x 5.64)
double aspect hardwood windows, double glazing, attractive fireplace with living flame gas fire, marble hearth, 2 radiators, fitted cupboard space,



KITCHEN/BREAKFAST ROOM

15'1" x 10'2" (4.61 x 3.10)
fitted in a modern range of base and wall units with a wood effect finish, stainless steel sink and drainer unit, recess and plumbing for automatic washing machine and dishwasher, electric cooker panel, extractor hood, range of fitted wall cupboards, double aspect hardwood windows, double glazing,



DINING ROOM

12'6" x 11'11" (3.83 x 3.64)
with hardwood double glazed window, radiator, ornamental ceiling rose, 2 feature hardwood glazed doors to entrance hall



BEDROOM 2 (Front)

11'11" x 10'1" (3.64 x 3.08)
hardwood double glazed window, radiator,

FAMILY SHOWER ROOM

8'10" x 7'4" (2.71 x 2.25)

double shower cubicle, thermostatic shower unit, low level wc with concealed cistern, vanity wash basin, white high gloss fitted cabinets, part tiled walls, courtesy mirror, radiator. towel rail, hardwood double glazed window, extractor fan,

SEPARATE WC

with low level suite, pedestal wash basin, part tiled walls, hardwood opaque glazed window,

MASTER BEDROOM (Rear)

13'10" x 11'8" (4.22 x 3.56)

Hardwood double glazed window overlooking rear garden, radiator, full range of bedroom furniture.



SECOND SITTING ROOM

12'2" x 9'10" (3.72 x 3.00)

radiator, high level double glazed window, sliding patio doors to conservatory,

CONSERVATORY

11'7" x 9'7" (3.54 x 2.93)

of brick/hardwood construction, sealed unit double glazing, glass roof with ceiling blinds, double doors to rear patio and garden,



STAIRS TO FIRST FLOOR LANDING

access to roof void





BEDROOM 3

13'6" x 11'0" (4.12 x 3.36)
with dormer window, mahogany upvc double glazed window, access to roof eaves for useful storage,

BEDROOM 4

12'2" x 6'8" (3.71 x 2.05)
Dormer window with mahogany upvc double glazing, access to roof eaves,

OUTSIDE

To the front, good size gravelled driveway with turning area providing more than ample car standing, front garden area with ornamental shrubs. To the side extended driveway leading to an oversized GARAGE (5.52m x 3.65m) of brick with a fibre glass roof with pvc fascia boards, up and over and personal doors, power and light,



To the rear good size gardens laid mainly to lawn enclosed by concrete post and timber fencing, well stocked flower and shrub borders, paved patio area, timber garden store, Towards the end of the garden is a SUMMERHOUSE further wooden store,

COUNCIL TAX BAND

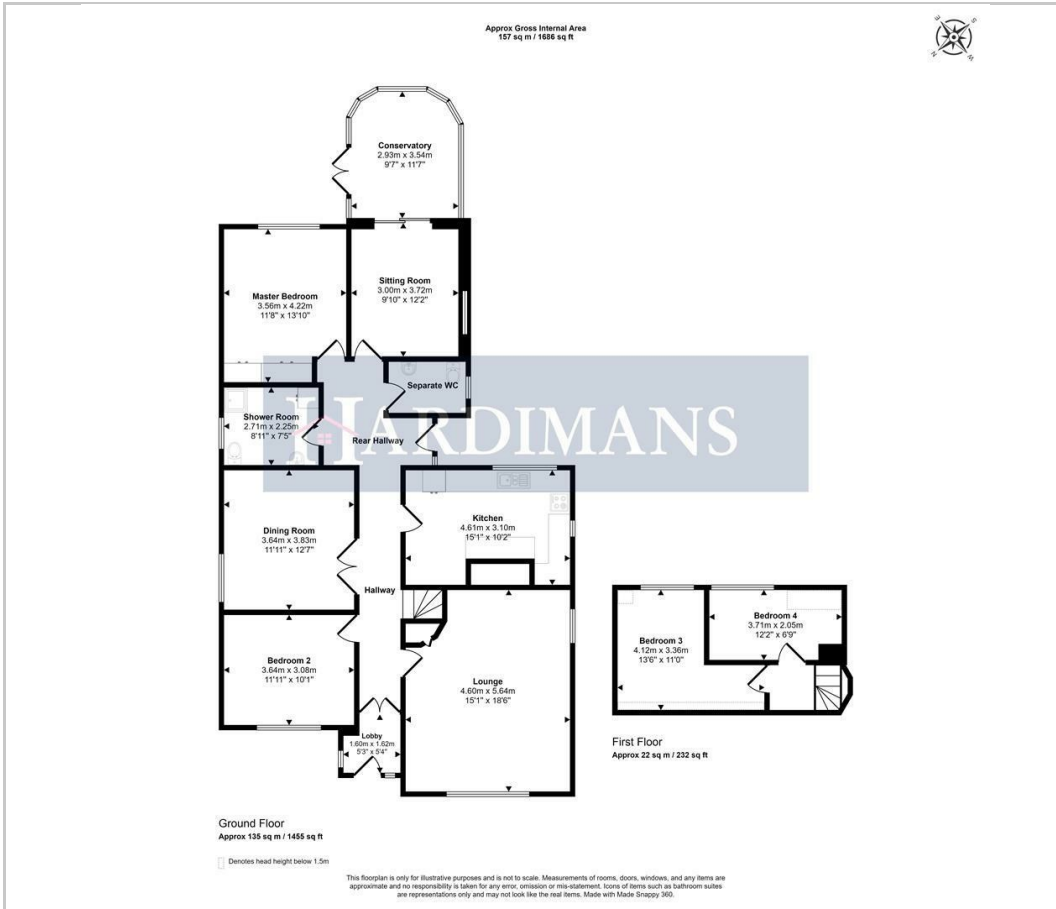
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Floor Plan



Viewing

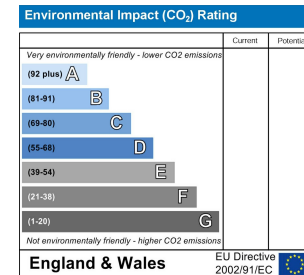
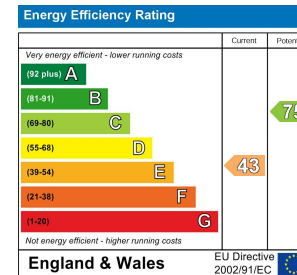
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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