



**67c Cotmer Road**  
Oulton Broad, Lowestoft, NR33 9PS  
**£850,000**

4 3 2 C

A set of white icons on a dark blue background. From left to right: a bed icon, the number '4', a bathtub icon, the number '3', a sofa icon, the number '2', and a three-line menu icon followed by the letter 'C'.

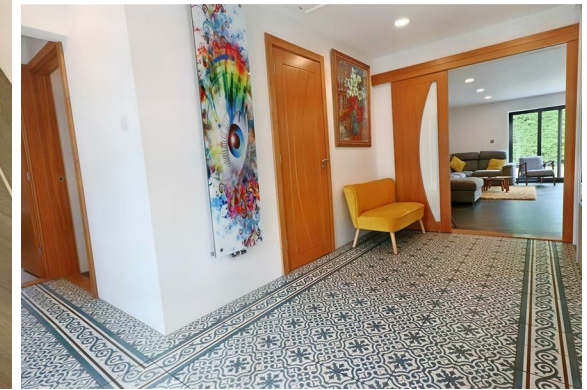
**67c Cotmer Road, Oulton  
Broad, Lowestoft, Suffolk,  
NR33 9PS**

HARDIMANS ARE DELIGHTED TO BE OFFERING THIS GORGEOUS CONTEMPORARY BUNGALOW Located in a small and highly desirable Hamlet just off Cotmer Road, the property is approached by a private road and set well back from Cotmer Road. This property has been individually designed and built by the existing vendors to exacting standards and incorporates not only the highest levels of insulation but many outstanding design details. The superb kitchen family room forms the heart of the home, with it's particularly well fitted kitchen which includes everything you need and more. There is even a hidden walk-in pantry cupboard which surely must impress.

Benefitting from an array of 4 bedrooms which includes 2 suites with dressing and en-suite facilities, this is only the beginning of discovering the full details of this property.

For DUAL FAMILY LIVING the vendors have built a luxury detached annexe which has a superb living room with fantastic white gloss fitted kitchen, 2 bedrooms & bathroom. The property is highly insulated providing extremely comfortable living. If this wasn't enough, there is also a detached SUMMER/GARDEN ROOM, which also has a spacious kitchen/diner and a large entertainment room and of course a W.C. Of course we must not forget the HEX-ANGULAR GARDEN HOUSE, yet another place to sit out and enjoy the particularly private gardens.

Having read all of this I'm sure you are in agreement, that this is simply a wonderful home, located in a beautiful location and offering a very rare opportunity to acquire one of the best properties in town.





## MAIN ACCOMMODATION 67C COTMER ROAD

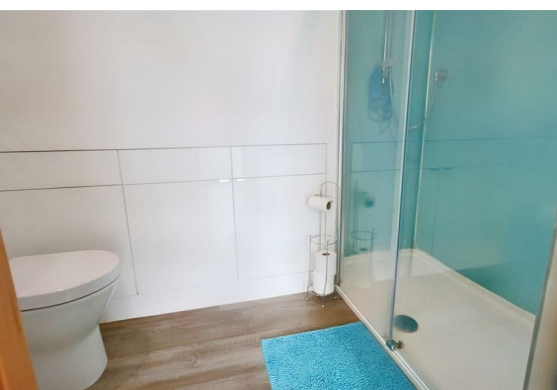
**IMPRESSIVE ENTRANCE HALL**  
tiled floor, feature glass picture art radiator, inset ceiling spot lighting, double built-in cloaks cupboard with sliding mirrored doors, access to roof void.

**CLOAKROOM**  
with low level wc, concealed cistern, vanity washbasin, chrome upright radiator, extractor fan.

## FEATURE OPEN PLAN KITCHEN/DINER/FAMILY ROOM

26'6" x 20'0" (8.10 x 6.10)  
with UNDER FLOOR HEATING, large quartz worktop/breakfast bar, inset sink with HOT WATER TAP, an integrated dishwasher, refrigerator with front decor panels, recessed cooking area with 4 burner ceramic hob, modern style extractor over, oven/grill, attractive Karndean flooring, extensive ceiling spot lighting, double glazed sliding patio doors to rear patio and garden, secret door to WALK IN PANTRY, with extensive cupboards and shelving, inset ceiling spot lighting.

**LOUNGE**  
13'7" x 14'4" (4.16 x 4.37)  
with attractive fireplace with chimney and potential for open fire, side brick features, double glazed window, radiator.



### **BEDROOM 2 SUITE**

13'7" x 14'4" (4.16 x 4.37)

entrance lobby, built-in store cupboard, spacious bedroom area, double fitted wardrobe cupboards, 2 with glazed doors, double glazed window, radiator, tv point.

### **BED 2. DRESSING ROOM**

5'6" x 7'8" (1.70 x 2.34)

with modern upright radiator.

### **BED 2. EN SUITE SHOWER ROOM**

with thermostatic shower unit, low level wc with concealed cistern, vanity washbasin, high gloss cabinets, extractor fan, spot lighting.

### **FRONT INNER HALL**

providing access to utility and master suite

### **UTILITY**

5'7" x 8'11" (1.72 x 2.72)

Plumbing for washing machine, space for tumble dryer

### **MASTER BEDROOM SUITE**

with:-

### **MASTER. DRESSING ROOM**

9'8" x 8'2" (2.95 x 2.49)

2 opaque glazed windows, modern style radiator.

### **MASTER. SHOWER ROOM**

8'8" x 3'8" (2.66 x 1.14)

with double walk-in shower cubicle, low level wc, vanity washbasin, white cabinets, courtesy mirror, modern style radiator.

### **MASTER BEDROOM**

13'3" x 12'5" (4.05 x 3.80)

double glazed window and radiator.

## **ANNEXE**



## **ANNEXE**



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## MASTER. WALK-IN WARDROBE

6'9" x 8'1" (2.07 x 2.47)  
providing ample hanging and shelving space, wall mounted mirrored radiator.

## BEDROOM 3

13'7" x 9'7" (4.15 x 2.93)  
double glazed window, radiator.

## BEDROOM 4

13'5" x 7'11" (4.10 x 2.43)  
double glazed window, radiator, tv point, inset ceiling spot lighting, cupboard with water softner

## SUMMMER/GARDEN ROOM



## FAMILY BATHROOM

9'8" x 4'7" (2.97 x 1.41)  
Jacuzzi bath, thermostatic shower unit, low level wc, vanity washbasin, part tiled walls, modern style upright radiator, upvc window.

## DETACHED ANNEXE TO 67C COTMER ROAD

Composite grey door to:

## SUMMMER/GARDEN ROOM



## SUMMMER/GARDEN ROOM



## ANNEXE. OPEN PLAN LIVING ROOM

17'2" x 15'6" (5.25 x 4.73)

## ANNEXE. KITCHEN AREA

fitted in white high gloss fronted units, one and a half bowl sink unit, 4 burner induction hob, concealed extractor over, oven/grill, integrated fridge freezer, washing machine with front decor panels, laminate flooring, stairs to first floor with walk-in cupboard under, electric radiator, LED inset spot lighting, upvc sliding patio door with vertical blinds.

## SUMMMER/GARDEN ROOM



## ANNEXE. BATHROOM

cased bath, Triton instant shower unit, shower screen, low level wc, vanity washbasin, upright towel rail/radiator, extractor fan.

## ANNEXE. BEDROOM 1

9'10" x 11'9" (3.00 x 3.59)  
upvc double glazed window, electric radiator.

## ANNEXE. FIRST FLOOR AND BEDROOM 2

11'3" x 14'8" (3.43 x 4.49)  
with inset ceiling spot lighting, double glazed window, 2 additional velux windows.

## OUTSIDE

To the front, particularly attractive gardens with a circular tarmac driveway, adjoining the property the front area with slate effect paving. To the rear, 2 separate lawned gardens, fully enclosed by timber fencing and high hedgerows providing a particularly private aspect, extensive slate effect patios, external courtesy lighting.

## DETACHED DOUBLE GARAGE/CARPORT

20'6" x 16'1" (6.25 x 4.91)  
one side having remote control roller door, ample power and light, internal remote roller door providing access to worktop with tiled roof, tiled floor, vaulted ceiling.

## DETACHED SUMMER/GARDEN ROOM

Patio doors lead into a large kitchen dining area, 3.45 x 5.44 with well fitted kitchen. Separate w.c. Large lounge/entertainment room, 4.80 x 4.69 with picture windows.

## HEXANGONAL GARDEN ROOM

With insulated and solid roof, patio and extensive glazed windows.

## COUNCIL TAX BAND

F



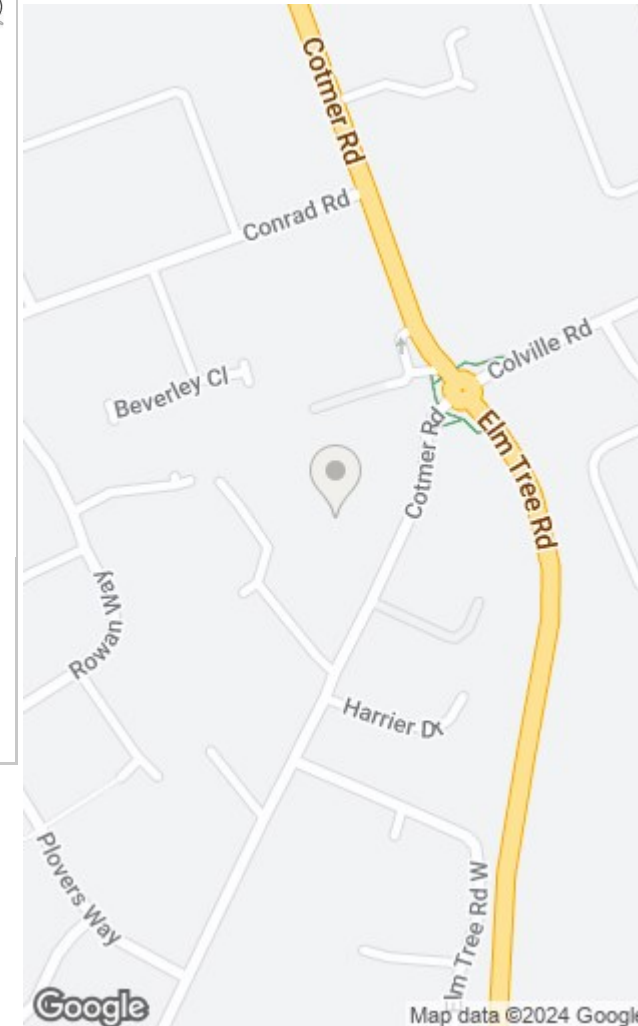
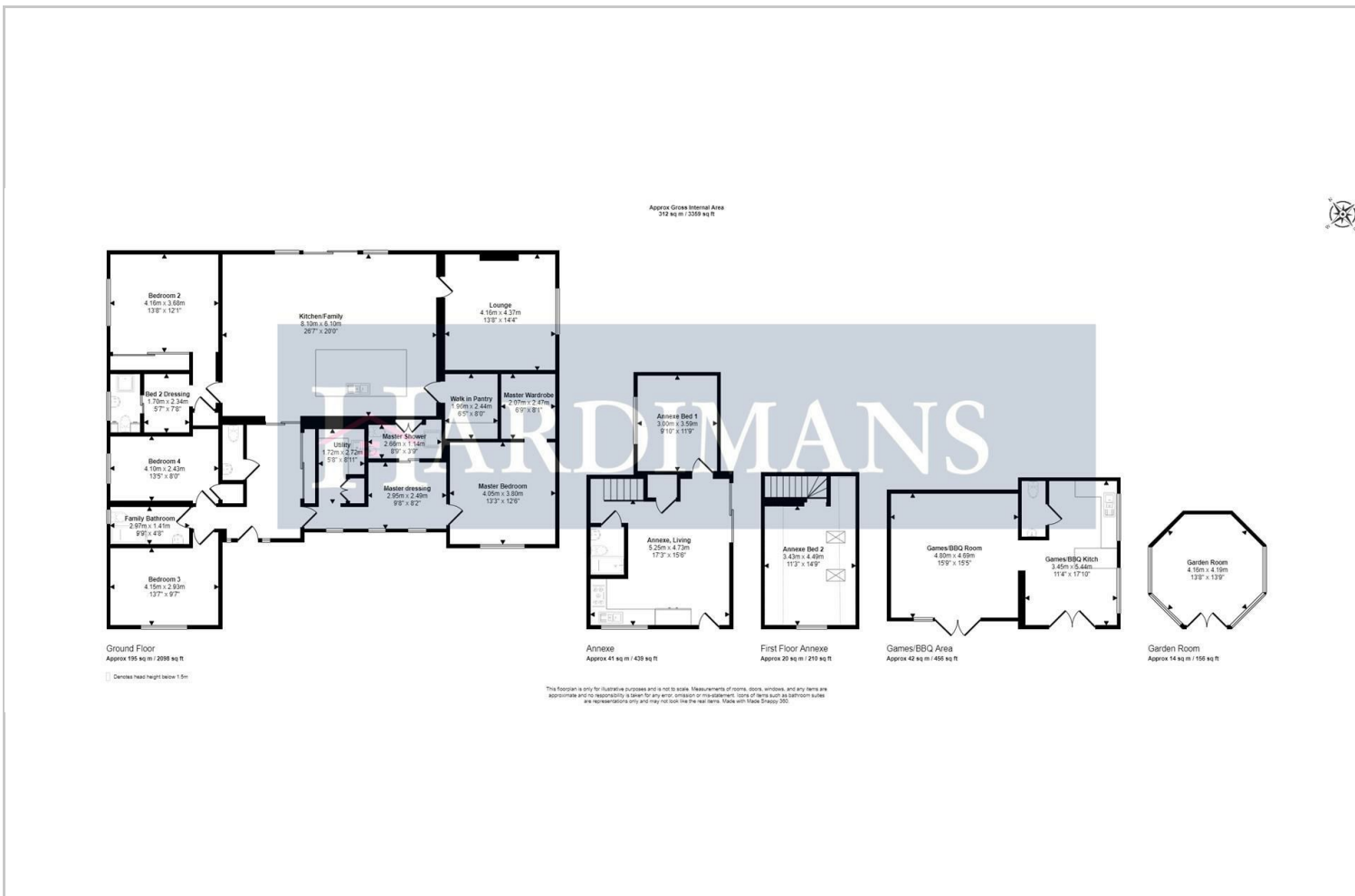


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-95) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(81-91) <b>A</b>		
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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## 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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