

# HARDIMANS



**8 Cotmer Road**  
Oulton Broad, Lowestoft, NR33 9PW  
Guide Price £375,000





## 8 Cotmer Road, Oulton Broad, Lowestoft, Suffolk, NR33 9PW

Located on Cotmer Road in South Oulton Broad, this detached bungalow offers a unique opportunity for those seeking a property with immense potential. Boasting three reception rooms, two bedrooms, and a well-appointed bathroom, this home provides a comfortable living space for its future owners.

One of the standout features of this property is the fantastic potential it offers for extension, allowing you to tailor the space to suit your needs perfectly. With ample room to expand, the possibilities are endless, making it an exciting prospect for those with a vision for their dream home.

Situated on a generous plot with large gardens spanning a third of an acre, outdoor enthusiasts will appreciate the tranquillity and space this property affords. The expansive grounds provide a canvas for creating a beautiful outdoor space, excellent for the gardening enthusiast.

Convenience is key with parking available for up to six vehicles, ensuring that hosting guests or accommodating a growing family is a breeze. Additionally, the double garage offers ample storage space and the workshop is ideal for those inclined towards DIY projects.

Located within walking distance to the picturesque Oulton Broad, this property enjoys a great location that combines the best of both worlds - a peaceful retreat with easy access to all the facilities Oulton Broad has to offer.

In essence, this property is not just about what it is now, but about the endless possibilities it holds for the future. With its prime location, spacious interiors, and vast outdoor space, this bungalow is a blank canvas waiting for you to make it your own.

**UPVC door and side window to:-**







### ENTRANCE HALL

double radiator, fitted cupboard with electric fuse box.



### LOUNGE

double aspect windows, upvc double glazing, radiator, pine panelled ceiling.



### KITCHEN/BREAKFAST ROOM

fitted in a range of cream shaker style units, one and a half bowl sink, electric cooker panel, space for upright fridge freezer, airing cupboard with a foam lagged copper cylinder, radiator, tiled walls, upvc door and window to:-

### CONSERVATORY

of brick and upvc construction, poly carbonate roof, vertical blinds, plumbing for automatic washing machine, double doors to rear garden, connecting sliding door to:-

### EXTENDED DINING ROOM

with radiator, access to roof void.

### INNER LOBBY

with gas boiler heating domestic hot water and radiator heating, upvc opaque glazed window.

### SEPARATE WC

low level suite, concealed cistern, vanity washbasin, heated towel rail/radiator,

### SHOWER ROOM

with a corner Quadrant shower cubicle, Mira thermostatic shower unit, pvc shower boarding, low level wc with concealed cistern, vanity washbasin, modern stainless steel towel rail/radiator, extractor fan.

### EXTENDED MASTER BEDROOM

with upvc double glazed window, extensive range of fitted bedroom furniture in mahogany effect wood, radiator.





## BEDROOM 2

square bay window, upvc double glazing, vertical blinds, range of fitted bedroom furniture plus double wardrobe and 2 sliding mirrored doors, radiator, washbasin.

## VERY LARGE ATTIC SPACE

with velux window, this room provides excellent scope for a loft conversion, subject to the usual permissions.

## OUTSIDE

To the front, large tarmac driveway with low level brick retaining walls, flower and shrub borders. To the rear, particularly large gardens laid mainly to lawn enclosed by brick retaining walls and timber fencing, tarmac patios adjacent to the ,main property. The property has a very large gardens with an overall plot approaching a 1/3rd of an acre or thereabouts.

## ADJOINING DOUBLE GARAGE

with power and light, 2 up and over doors, 1 with remote control.

## LARGE STORE ROOM

large rear store room/workshop with power and light, connecting door to potting shed and door to rear garden.

**Lean to:-**

## POTTING SHED

with upvc double glazing, poly carbonate roof, additional door to rear garden.

## COUNCIL TAX BAND

D

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast Upload 10000 Mbps

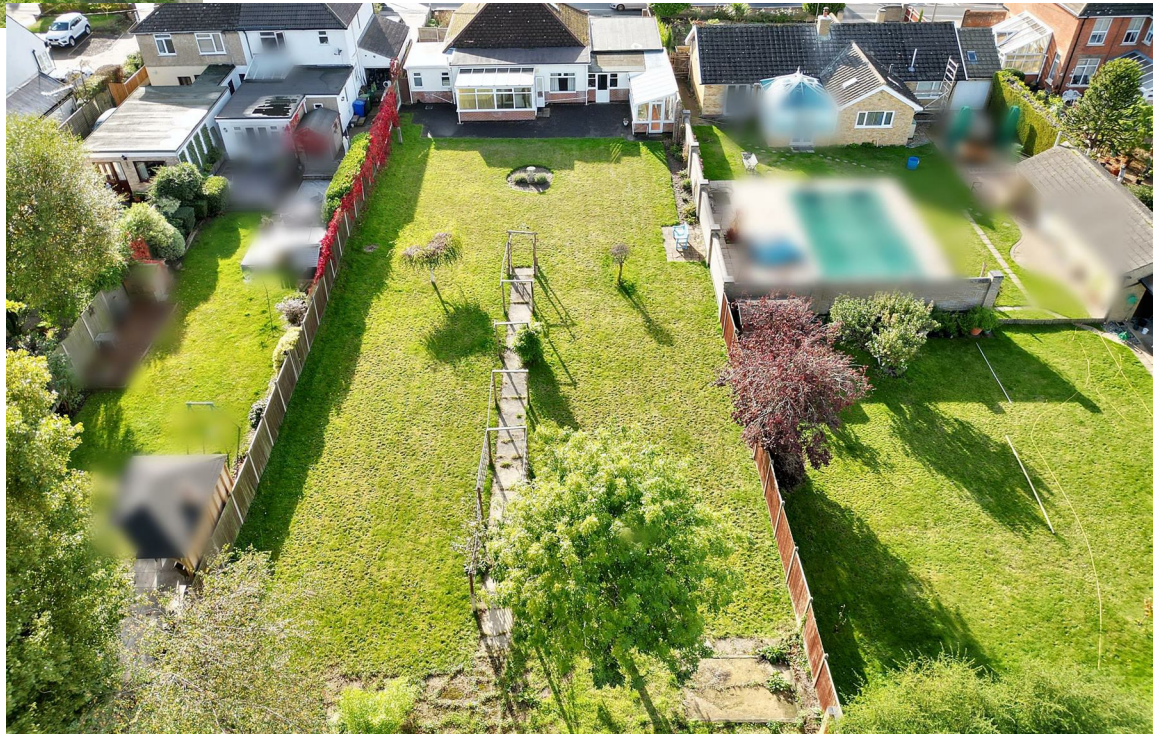
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\* Mobile: EE likely, Three Likely, 02 Likely, Vodafone Likely

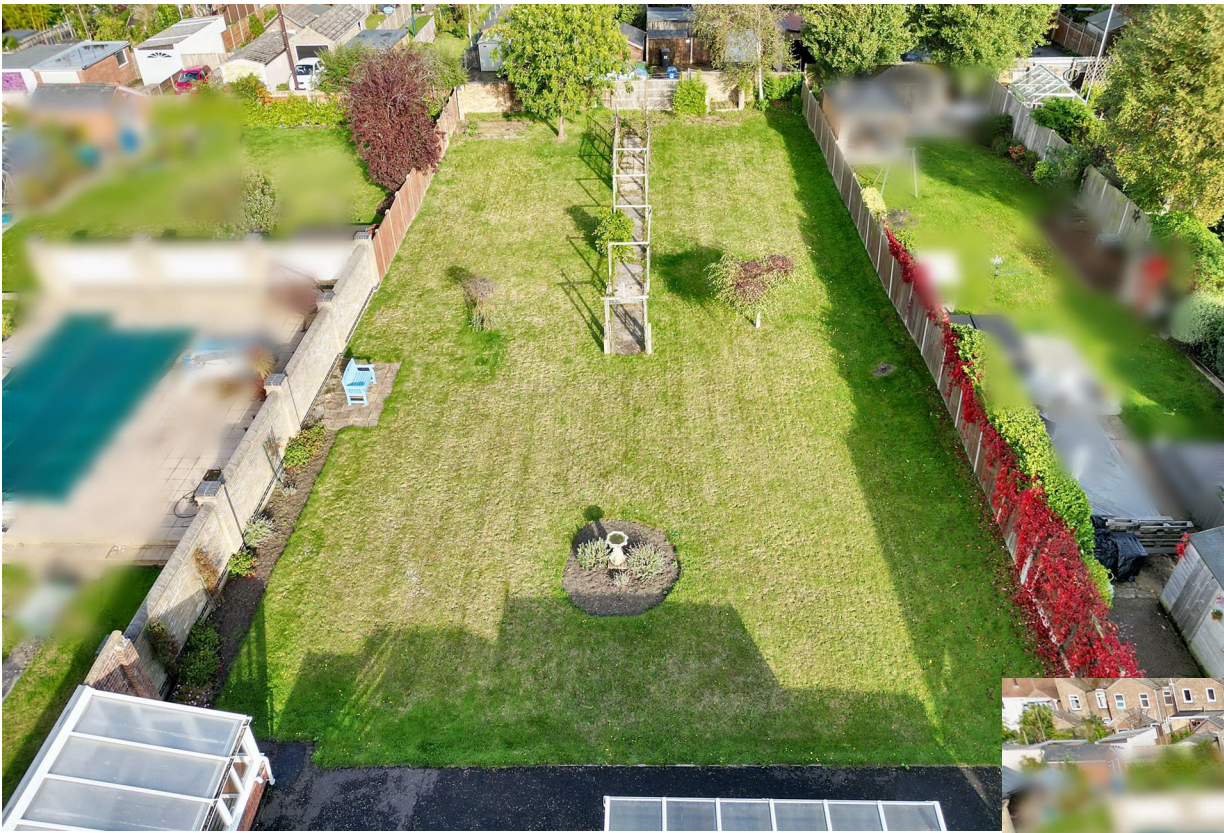
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





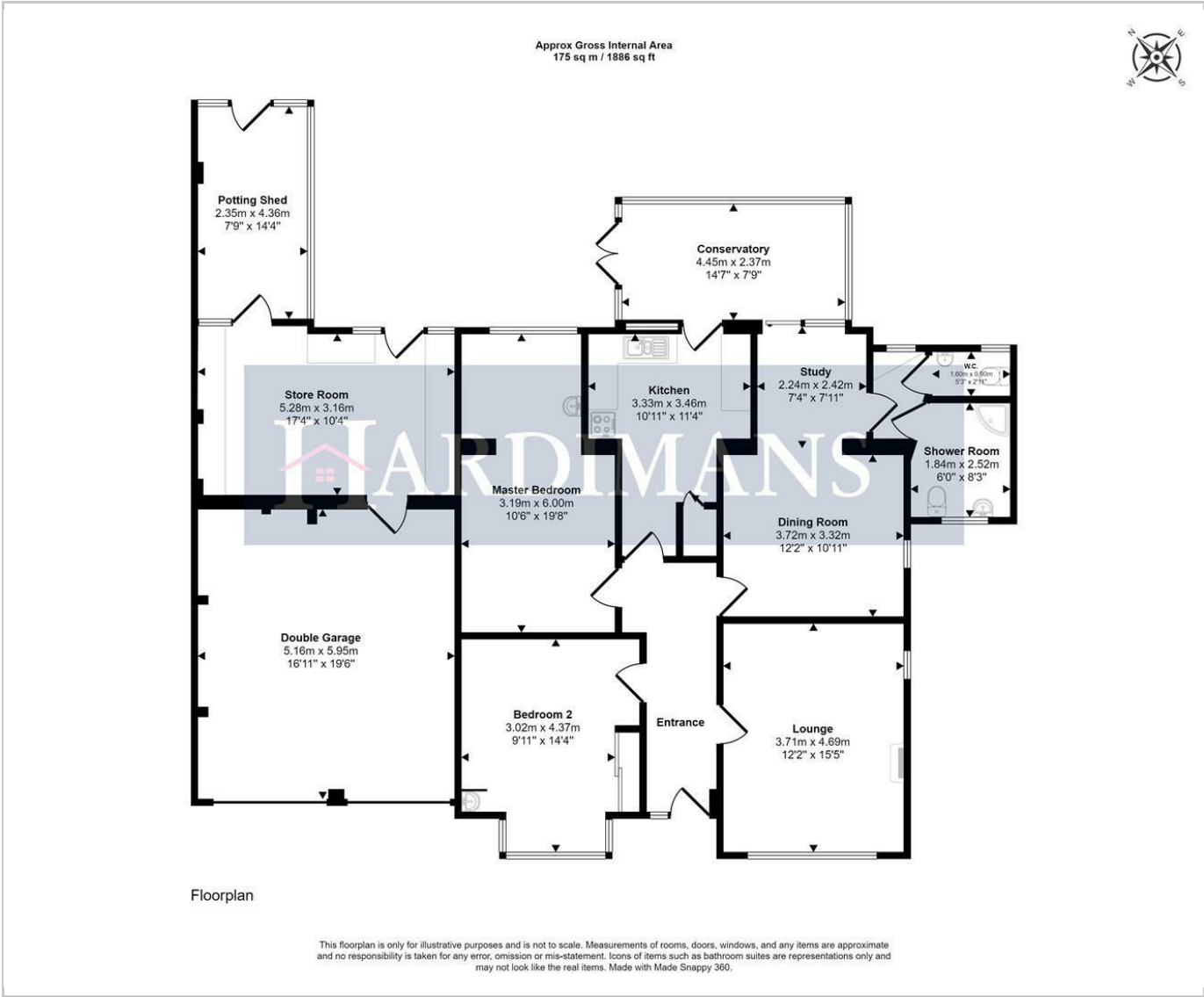






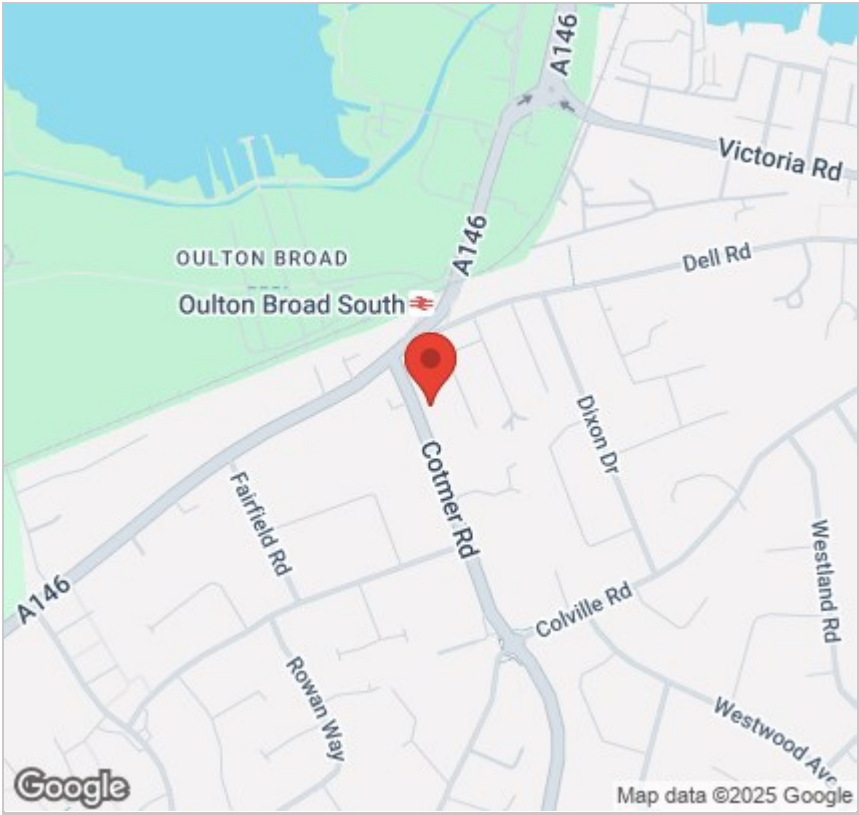


Floor Plan

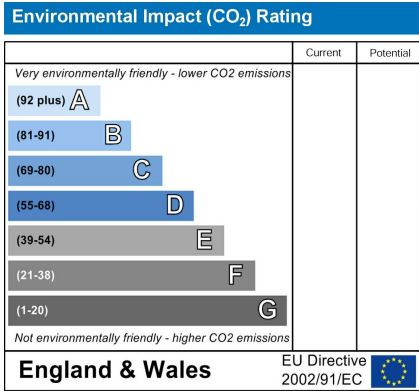
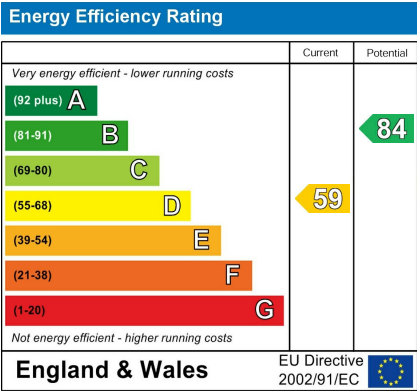




Area Map



Energy Efficiency Graph



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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PROTECTED

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