



72 Cotmer Road
Oulton Broad | Suffolk | NR33 9PP

FINE & COUNTRY

MAKING MEMORIES



“A wonderfully sociable home that’s brilliant for entertaining and spot on for family life, this is a property that must be seen. Totally transformed by the current owners, it has useful outbuildings and annexe potential too. It’s perfectly positioned in the heart of the desirable Oulton Broad area, walking distance from the park, the water, the beach, the train station and many other amenities, so there’s never a dull moment here.”



KEY FEATURES

- A Spacious Detached Executive Home in a Desirable Location in Oulton Broad
- The Property has Been Tastefully Updated to a Very High Standard
- Four/Five Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an Ensuite and Fitted Wardrobes
- Open Plan Kitchen/Dining/Living Room with Garden Access
- Sitting/Games Room plus a Study and a Snug/Bedroom Five
- Detached Double Garage, already Part Converted with WC and Room Above providing Annexe Potential
- Ample Garden Space, with Outbuildings including a Garden Room and a Summerhouse
- The Main House extends to 2,622sq.ft
- Energy Rating: C

If you want a place that's perfect for day-to-day family life, or an amazing party pad, this is it! The owners love to host and have designed the property so that it lends itself to entertaining, but it's also a great set up for a family with children of any age. The location is a dream, close to the beach and the Broads, well positioned for public transport and for easy access to the main roads, so it's a doddle getting out and about whether you drive or not.

A Warm Welcome Awaits

This is a home with a lovely friendly feel and you'll appreciate it from the moment you arrive. The owners were drawn here by the enormous open plan kitchen and living area and by what is today a games room, as well as by the flow between the house and garden, thanks to the two walls of bifold doors. They have transformed the interior over their time here, fitting a stylish new kitchen, replacing all the bath and shower rooms, fitting new carpets, new bifold doors, exterior cladding and more, so there's no work to do and you could move straight in and throw your housewarming party – start as you mean to go on!

Bright And Uplifting

One of the great things about this home is that in addition to the open plan, sociable spaces, you also have smaller, more intimate rooms where you can go for a moment's peace and quiet. There's a study and a snug to the front of the property, with the entrance hall and stairs beyond. After this you'll find a cloakroom and utility to one side and an enormous reception room to the other.





KEY FEATURES

This was the previous occupants' cinema room and the current owners have it as a snooker room, entertaining friends and their adult sons in here. Two sets of doors open to the south, leading to a patio. This games room would also make a great formal sitting room for a larger family. Running across the rear of the house is the large open plan area, with a generous kitchen, plenty of space for dining, plus additional seating. The owners pretty much live in this room when home alone. The bifolds offer an effortless connection to the garden on warm days, whilst in winter it's nice to have light pouring in and a view of the garden, even on the greyest of days. Upstairs, three of the rooms can be found to one end of the house, sharing a family bathroom with bath and shower, whilst the master suite is nothing short of magnificent, with an impressive shower room, abundant built-in storage, and views over the garden.

More To Explore

To the front of the property is a former garage, now part workshop with a ground floor room containing a cloakroom and kitchenette. Upstairs there's a studio. This offers huge potential as an annexe with very little work, or could be put back to being a garage. In the rear garden you'll find a detached garden room that faces west and gets the afternoon and evening sun. The owners have a bar area here and this is where they host barbecues, making the most of the afternoon and evening light. There's also a separate summer house. Head out beyond the property and you'll understand why this is a location with enormous appeal. Little ones can walk to the local primary, there's a shop nearby for your bread and milk, teens can go call for friends without needing mum and dad's taxi, you can walk up the road to the train station or to Nicholas Everitt Park or take your dog for a walk on the beach. It really is a great base for making the most of everything this area has to offer.

































INFORMATION



On The Doorstep

Around Lowestoft, there's plenty to see and do. You can relax or walk in Nicholas Everitt Park by Oulton Broad, explore local history at the Lowestoft Museum, or head to the seafront for sandy beaches, amusements, and Claremont Pier. For nature lovers, Carlton Marshes offers peaceful wetland walks, while Gunton Meadow is great for spotting wildlife. If you're interested in history, visit the Maritime Museum or the War Memorial Museum in Sparrows Nest Gardens. There are also boat trips from the South Pier for sightseeing or seal watching and Rookery Park golf club is just 5 minutes away. It's a great mix of seaside fun, nature, and heritage.

How Far Is It To?

Lowestoft is well connected to nearby towns and cities. It's about 45 minutes by car or train from Norwich, Norwich Airport offers domestic and some international flights. Ipswich is around 1 hour 10 minutes away by car or 1.5 hours by train, and London is roughly 2.5 to 3 hours by car or train. This makes Lowestoft easily accessible for both local travel and longer journeys.

Directions - Please Scan QR Code Below

From Beccles head east on the A146 towards Lowestoft for about 6-7 miles. Continue to follow the A146 across three roundabouts. You will come to a set of traffic lights, turn right at the traffic lights onto Cotmer Road (A1117) and then take the 3rd exit of the next roundabout staying on Cotmer Road. The property will be soon visible on the left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [spends.agree.mile](https://www.spends.agree.mile)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre to Cabinet Broadband Available

Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

Waveney District Council - Council Tax Band F

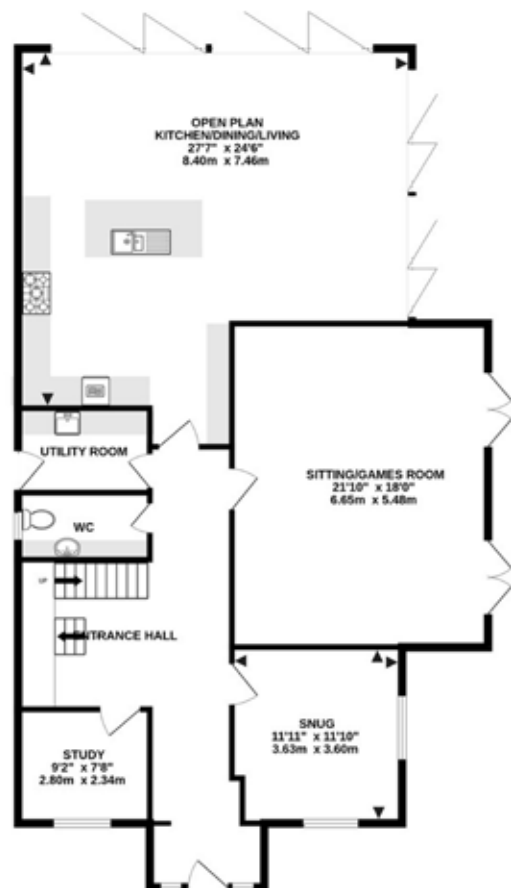
Freehold

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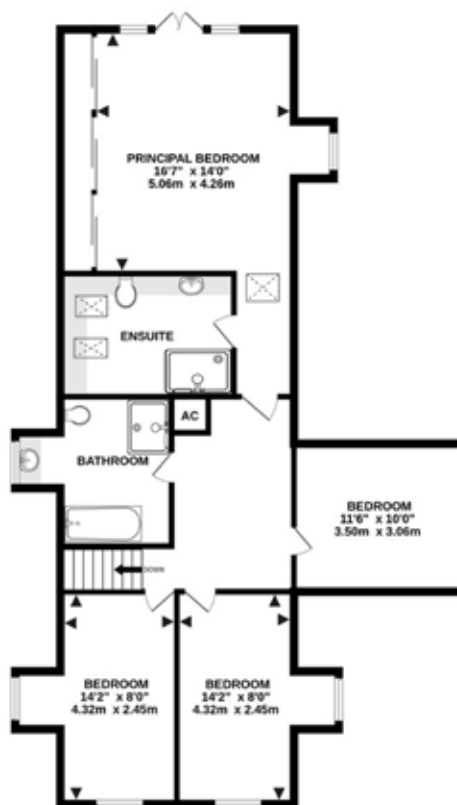
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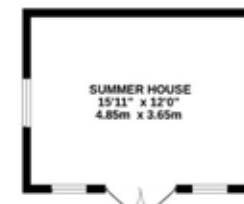
GROUND FLOOR
1595 sq.ft. (148.1 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



GARDEN ROOM
21'7" x 14'6"
6.58m x 4.42m

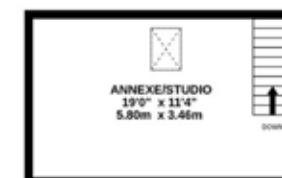


SUMMER HOUSE
15'11" x 12'0"
4.85m x 3.65m

OUTBUILDINGS
503 sq.ft. (46.8 sq.m.) approx.



ANNEXE/STORAGE
363 sq.ft. (33.8 sq.m.) approx.

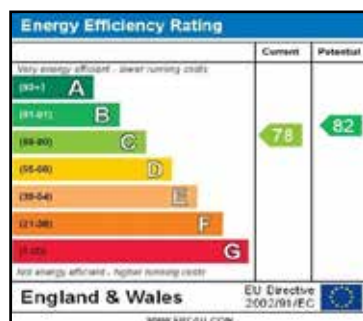


ANNEXE/STUDIO
213 sq.ft. (19.8 sq.m.) approx.



MAIN HOUSE TOTAL FLOOR AREA : 2622sq.ft. (243.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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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.

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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
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