



103 Cotmer Road
Lowestoft | Suffolk | NR33 9PT

FINE & COUNTRY

CONTEMPORARY LIVING



This beautifully extended home is truly one of a kind – a striking and thoughtfully crafted property set in an enviable position along Cotmer Road, just moments from Suffolk's award-winning sandy beaches, the tranquil expanse of Carlton Marshes, and the scenic waterways of the Broads National Park. Every detail has been considered with care, from the bespoke oak craftsmanship and vaulted entrance hall to the contemporary interiors and newly landscaped gardens. It's the ideal balance of charm, comfort, and lifestyle – offering an exceptional way of living on Suffolk's stunning coastline.



KEY FEATURES

- A Beautifully Extended and Modernised Family Home in a Highly Sought After Location
- Four Bedrooms and a Family Bathroom
- Striking Vaulted Entrance Hall with Bespoke Solid Oak Staircase
- Open Plan Kitchen/Dining/Family Room with Central Island
- Cosy Living Room featuring an impressive Log Burner and Exposed Brick Fireplace
- Bright Conservatory overlooking the Landscaped Rear Garden
- Cat 6 Cabling installed to all Bedrooms – ideal for Home Working and Modern Family Life
- Newly Laid Porcelain Patio with Raised Planters, set within a generous 0.25-acre Plot
- Spacious Carriage Driveway & Double Garage providing Ample Parking
- Planning Permission Approved to extend to Six Bedrooms, with Groundwork already Completed
- Close to Award Winning Beaches, Carlton Marshes Nature Reserve, and Excellent Transport Links
- The Accommodation extends to 2,285sq.ft
- Energy Rating: C

If you dream of spacious, light-filled interiors, natural materials, and a home that flows effortlessly from one beautifully designed space to the next, this elegant property will exceed expectations. Created for modern family living and refined entertaining alike, it captures the essence of relaxed coastal luxury – where mornings begin with sunlight spilling across the garden, and evenings are spent unwinding beside the warmth of a wood-burning stove.

Space And Light

Step inside and you're immediately struck by the sense of scale and craftsmanship. The vaulted reception hall – complete with skylights, a feature brick wall, and a custom oak front door set beneath a stone archway – creates a truly memorable introduction to the home. A handcrafted solid-oak staircase rises gracefully to the first floor, setting the tone for the quality found throughout. The expansive open plan kitchen, dining, and family area has been designed for effortless modern living. Sleek, high-specification cabinetry, quartz worktops, and a statement central island come together to form a stylish yet welcoming hub of the home. Doors lead directly onto the garden terrace, allowing natural light to flood the space throughout the day and creating a seamless connection between indoors and out. Whether hosting gatherings, enjoying family meals, or simply beginning the day with the morning sun, this is a setting that elevates everyday life. Three reception rooms in total offer superb versatility. The cosy lounge, with its impressive 10kW log burner and exposed brick fireplace, provides an inviting space for relaxed evenings. The bright conservatory offers a further retreat – ideal for reading, hobbies, or quiet moments overlooking the garden – while a useful ground-floor room provides excellent flexibility as a study, playroom, or occasional bedroom. Thoughtful touches such as Cat 6 cabling to all bedrooms ensure the home is as practical as it is beautifully designed.





KEY FEATURES

Exploring Outside

The appeal of this home continues beyond its walls. The rear garden has been newly landscaped to create a private and beautifully arranged sanctuary – perfect for al fresco dining, family gatherings, or simply enjoying the sunshine. A brand-new porcelain patio extends across the rear of the property, framed by contemporary raised planters that add texture and interest. The generous lawn offers ample space for children, pets, and recreation, while the home's position – set back from the road – enhances both privacy and tranquility. At the front, a large carriage driveway and double garage offer ample parking and practicality, complementing the impressive European oak entrance porch that showcases the home's character and craftsmanship. The property sits within approximately a quarter-acre plot, giving it a sense of presence rarely found so close to coastal amenities. For those seeking future potential, the property benefits from approved planning permission to extend into a six-bedroom home, with groundwork already completed. This provides an exciting opportunity to enhance the home further while building on its exceptional foundations.

Coastal Living At Its Finest

Set along Suffolk's distinctive coastline, Lowestoft and its neighboring community of Carlton Colville offer a lifestyle that beautifully combines seaside charm with convenience and community spirit. Miles of golden sandy beaches provide the perfect backdrop for morning walks, summer picnics, or simply relaxing to the sound of the waves, while the historic promenade brings an effortless coastal elegance. The area is rich in independent cafés, restaurants, and local shops, creating a friendly, vibrant atmosphere. For lovers of the outdoors, the surrounding landscape offers endless possibilities: the Suffolk Broads National Park is just minutes away – a haven for boating, wildlife, and scenic waterside dining – while Carlton Marshes Nature Reserve provides a spectacular natural escape for walkers, cyclists, and nature enthusiasts. Transport links are excellent, with easy access to Norwich, Beccles, and Ipswich via rail and road. Theatres, marinas, parks, and well-regarded schools add further appeal, making this a location where leisure, culture, and coastal living effortlessly align. From sweeping beaches and peaceful waterways to family-friendly attractions and a thriving coastal community, this part of Suffolk offers a lifestyle that is both relaxed and enriching. It's a location that truly has it all, the sea, the countryside, and a strong sense of connection, all within easy reach of your front door.

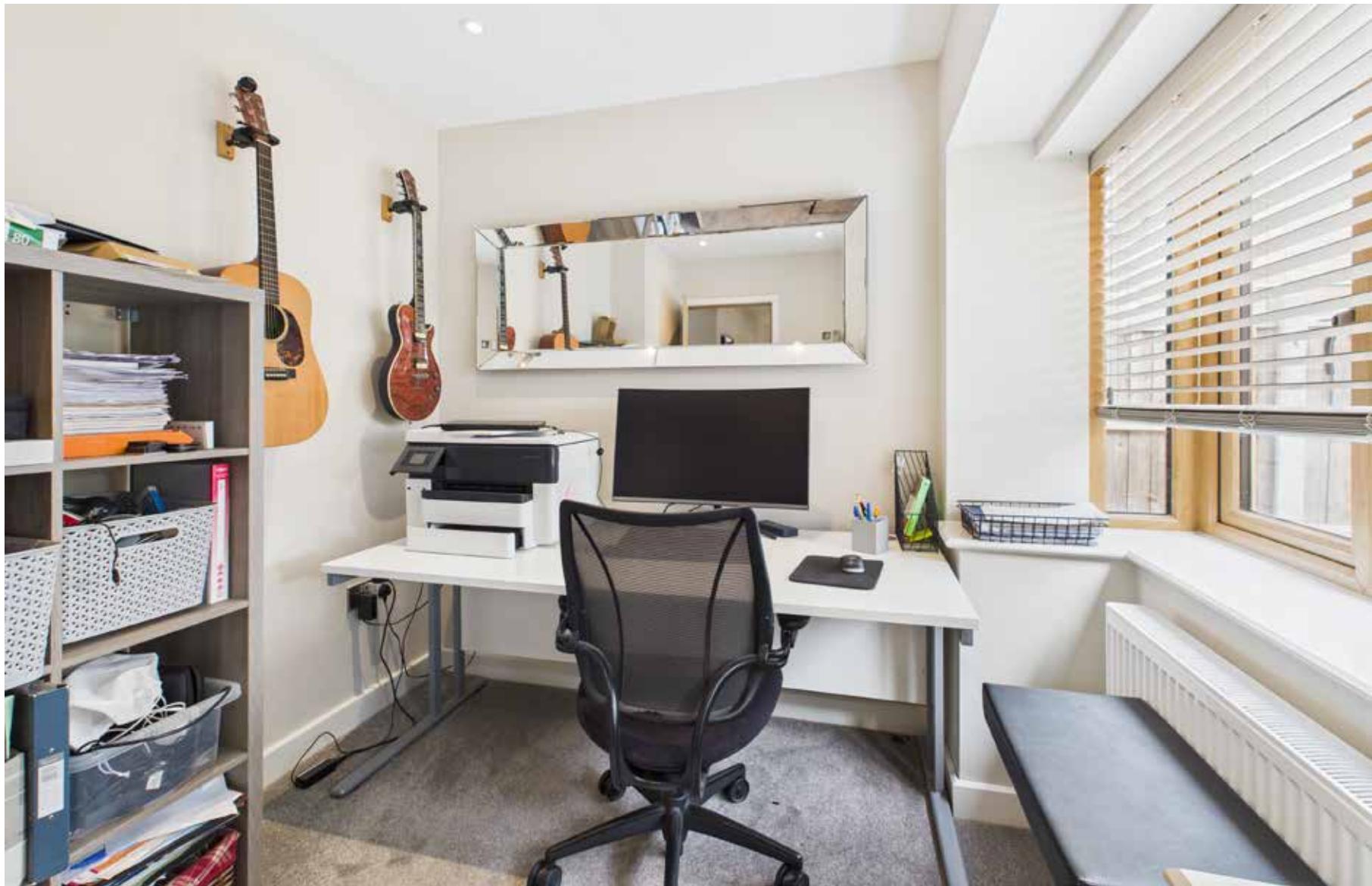
Agents Note

Planning permission approved to extend to six bedrooms, with groundwork already completed (DC/16/3643/FUL)

























INFORMATION



Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Full Fibre Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

East Suffolk Council: Band D

Freehold

On The Doorstep

Set along Suffolk's distinctive coastline, Lowestoft is a welcoming seaside town celebrated for its sweeping golden beaches, historic promenade, and relaxed coastal atmosphere. Carlton Colville, located just moments inland, offers a friendly community feel with excellent local amenities, green spaces, and easy access to both the coast and countryside. The area provides a superb mix of everyday convenience and natural beauty. Independent cafés, local restaurants, shops, and essential services are all close by, while families benefit from well-regarded schools and popular leisure facilities. Carlton Marshes Nature Reserve, a nationally important wetland habitat offers miles of scenic walking trails, wildlife-watching opportunities, and tranquil open spaces, perfect for weekend adventures. Meanwhile, Oulton Broad and the Broads National Park provide a stunning backdrop for boating, watersports, and riverside dining. Lowestoft's theatres, parks, marinas, and year-round coastal attractions ensure there is always something to enjoy, making this one of Suffolk's most appealing coastal locations.

How Far Is It To?

- Lowestoft Beach – approx. 1.5 miles
- Carlton Marshes Nature Reserve – approx. 1 mile
- Oulton Broad (rail stations, watersports, dining) – approx. 1 mile
- Lowestoft Rail Station – approx. 2 miles
- Beccles – approx. 8 miles
- Norwich – approx. 25 miles (direct rail connections available)

Directions - Please Scan QR Code Below

From Beccles, take the A146 towards Lowestoft. Continue on the A146, following signs for Lowestoft, and at the roundabout take the 2nd Exit following the A146 Beccles Road. After a few moments take the 1st right onto Hollow Grove Way, in approx. half a mile turn left onto Long Meadow Walk. Follow this road for a few moments onto Cotmer Road and the property will be on your 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...confident.numeral.being





Approximate total area⁽¹⁾

212.4 m²
2285 ft²

Reduced headroom
4.6 m²
49 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m² ft²

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

GIRAFFE360



Energy Efficiency Rating	
	Current
Very energy efficient - lowest running costs.	
A	82
B	73
C	
D	
E	
F	
G	
Just energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
www.hpcall.com	

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.





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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.

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.

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