

Aldreds
Estate Agents



93 Cotmer Road

Oulton Broad, Lowestoft, NR33 9PS

Offers In Excess Of £400,000



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Lowestoft, NR33 9PS

Aldreds are delighted to offer this 3 bedroomed detached house with just under 1/4 acre of lawned gardens (0.229) situated in this very desirable Cotmer Road location being within a short walk of Oulton Broad National Park and Oulton Broad's local amenities. This outstanding family house is presented to a good standard throughout and benefits 131ft of lawned gardens along with a good sized frontage providing ample off road parking for a variety of vehicles. There is an integral garage giving potential for further accommodation if required and this spacious home offers versatile living space including an entrance porch, wide entrance hall, lounge leading in to an open plan dining room, fitted kitchen, spacious lobby area which leads to an utility area and ground floor W.C, To the first floor there are 3 bedrooms and a family bathroom. Benefits also include Upvc double glazed windows and gas fired central heating. Early viewing is strongly recommended as properties with a large garden rarely become available within this location.

Entrance Porch

Tiled flooring, Upvc window, flat plastered ceiling.

Wide Entrance Hall

Fitted carpet, galleried staircase leading off to the first floor, radiator, under stair recess.

Lounge

12'9" x 12'4" (3.89 x 3.77)

Fitted carpet, flat plastered ceiling, double aspect Upvc windows, power points, radiator, tiled fireplace with inset living flame electric fire, T.V point, power points, telephone point, wide opening leading to open plan dining room.

Dining Room

10'10" x 9'11" (3.32 x 3.03)

Timber effect vinyl flooring, flat plastered ceiling, double aspect Upvc windows including patio doors leading out to the rear garden, power points, radiator, door leading to the kitchen.

Kitchen

9'6" x 12'2" (2.91 x 3.72)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, power points, stainless steel sink with single drainer, recess for white goods, tiled splash backs, electric cooker point, extraction cooker hood, radiator, Upvc window, flat plastered ceiling.

Rear Lobby

Tiled effect vinyl flooring, flat plastered ceiling, door leading out to the side garden, access door leading in to the integral garage.

Utility Room

Tiled effect vinyl flooring, wall mounted energy efficient boiler, plumbing for washing machine, power points, Upvc window, space for other white goods.





Cloakroom

Tiled effect vinyl flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, half tiled walls, Upvc window.

Oversized Integral Garage

17'10" x 9'11" (5.45 x 3.04)

Up and over door, power points, lighting, Upvc window.

First Floor

Full size central landing, fitted carpet, radiator, Upvc window, flat plastered ceiling with loft access leading to insulated loft space.

Bedroom 1

9'10" x 12'4" (3.01 x 3.77)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points, full range of fitted bedroom furniture including wardrobes, dressing table and drawers.

Bedroom 2

10'0" x 11'10" (3.07 x 3.63)

Fitted carpet, power points, radiator, Upvc window, full length fitted wardrobe/cupboard.

Bedroom 3

9'10" x 7'6" (3.01 x 2.3)

Fitted carpet, Upvc window, radiator, power points.

Family Bathroom

Fitted bathroom flooring, bathroom suite comprising of a low level W.C, pedestal sink, shower set over a panel bath, part tiled walls, Upvc window, radiator, full length airing cupboard housing the hot water tank.

Outside To The Front

There is a large frontage with a spacious brick weave driveway providing ample off road parking for a variety of cars or leisure vehicles all leading down to the integral garage. The garden is enclosed by timber gates and low level timber fencing and high shrubs with side path leading to the rear garden.

Outside To The Rear

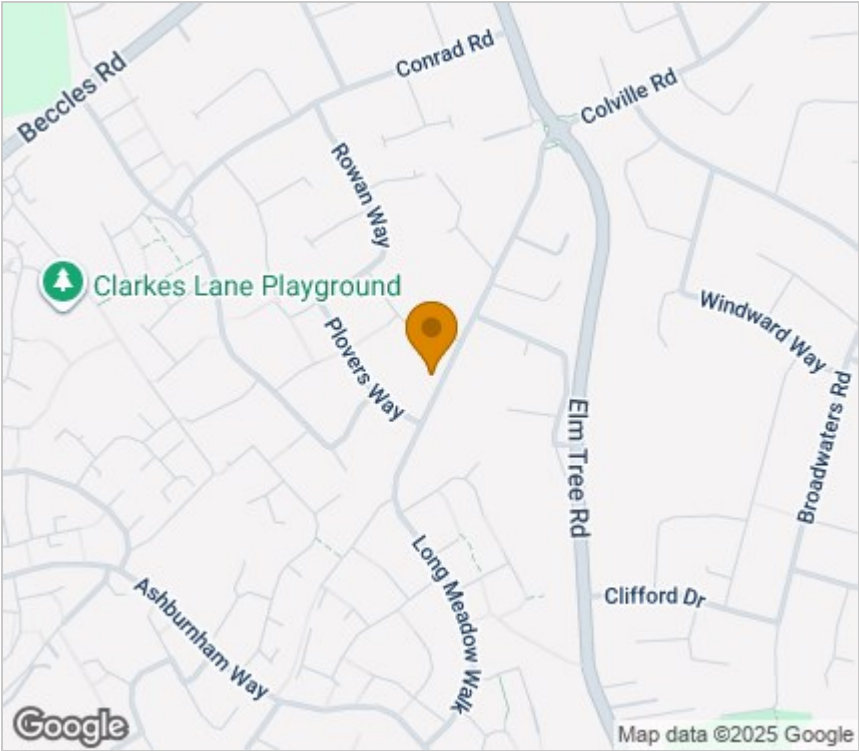
There are immaculate lawns with a range of flower and shrub borders with further feature central shrubs and flowers, brick weave seating area, greenhouse, very private rear and side aspect. All enclosed by high fencing.



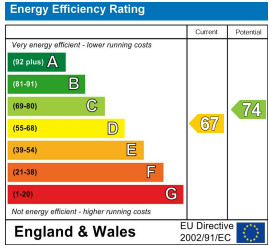
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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