



101 Cotmer Road, Oulton Broad, Lowestoft
Lowestoft



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Minors & Brady

101 Cotmer Road, Oulton Broad

Lowestoft

This detached property in the sought-after area of Oulton Broad South offers an exceptional renovation opportunity for buyers looking to create a spacious and versatile family home. Recently extended but sold as seen, it features a bright open-plan kitchen/dining/living area with new UPVC windows and French doors, flexible ground-floor accommodation including a potential utility room and a study or fifth bedroom, four upstairs bedrooms, and a modern family bathroom. Outside, the home boasts a private garden with lawn and patio, along with a brick-weave driveway for ample off-road parking. With its generous layout and prime location, this property is bursting with potential and ready to be transformed to suit your style.





M&B

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Lowestoft

Agents note

Freehold

Sold as seen

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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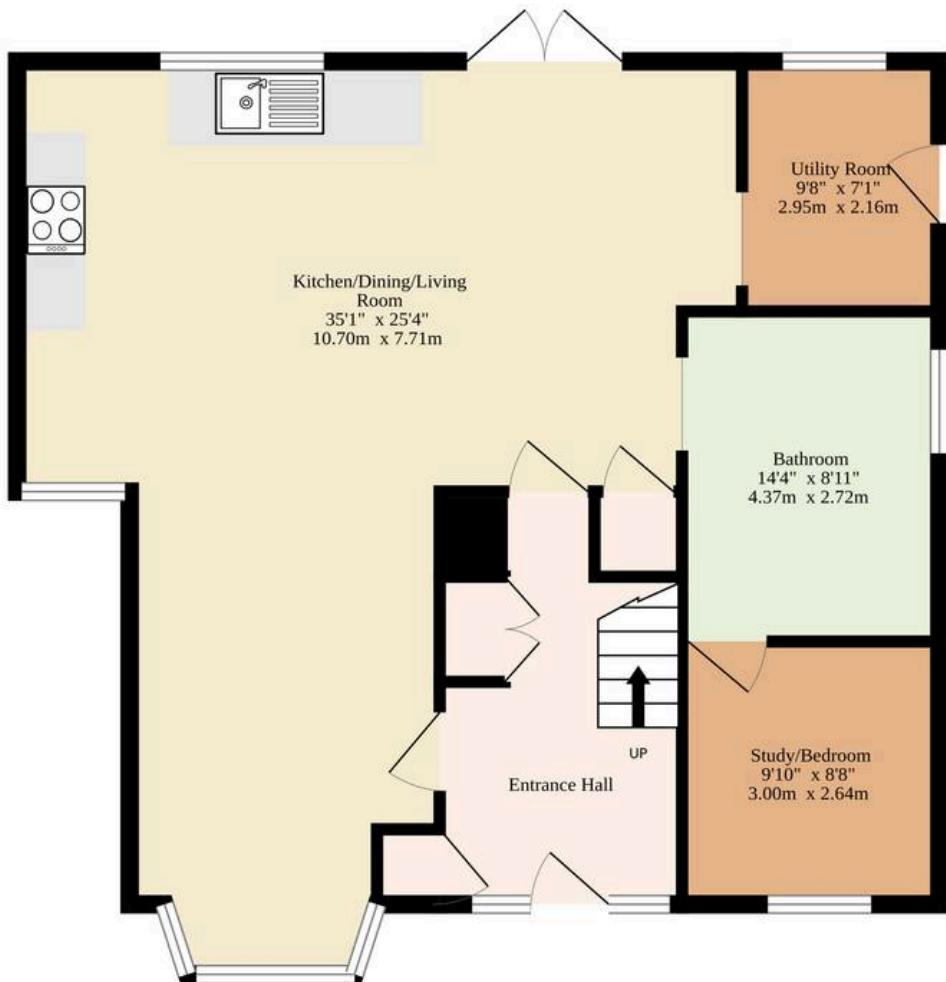
Lowestoft

Location

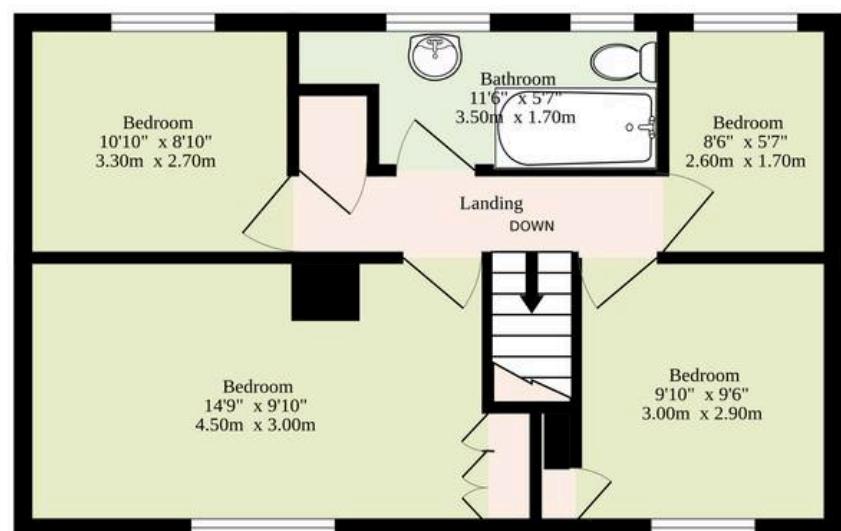
Cotmer Road is a residential street situated in the well-established suburb of Oulton Broad South, part of Lowestoft in Suffolk. The road enjoys convenient access to a variety of local amenities: within a short walking distance, residents will find a Tesco Express, Co-op, and several smaller convenience shops, catering to everyday needs. For families, the area is well served by Elm Tree Primary School and Dell Primary School, both within close proximity, while older students can attend Pakefield High School or East Point Academy, both accessible via local bus routes or a short drive. Healthcare services in the area include nearby GP surgeries and dental clinics, with community care offered at the Wellbeing Day Centre, located directly on Cotmer Road. Public transport links are excellent; Oulton Broad South railway station is just a few minutes' walk, providing direct train services to Lowestoft, Norwich, and Ipswich. Regular bus services also run along nearby routes, connecting Cotmer Road to Lowestoft town centre, surrounding suburbs, and coastal destinations. For road users, the area benefits from quick access to the A12 and A146, making it well-connected for commuting or leisure travel.



Ground Floor
997 sq.ft. (92.6 sq.m.) approx.



1st Floor
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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