



Cotmer Road, Oulton Broad, Lowestoft, Suffolk, NR33 9PP

Offers In Excess Of £500,000

- OPPORTUNITY
- NO CHAIN
- 3 RECEPTIONS
- GENEROUS LIVING
- SECLUDED LOCATION
- LAID TO LAWN GARDENS
- SUBSTANTIAL PLOT
- 3 BEDROOMS
- PLENTY OF PARKING & DOUBLE GARAGE

SECLUDED LOCATION & situated on a substantial plot of over a 0.3 acre, this bungalow is a HOME of GENEROUS PROPORTIONS & certainly offers OPPORTUNITY to make it your own...

VERSATILE living accommodation comprises 3 receptions. LARGE CONSERVATORY, kitchen / breakfast room, 3 bedrooms & 2 bathrooms. Laid to lawn gardens provide a blank canvas whilst the driveway has off road parking / hardstanding for 8 vehicles & a DOUBLE GARAGE...

IDEAL SECLUDED location in Oulton Broad away from the hustle & bustle however, in reach of amenities whether business or pleasure; being shops, eateries, the Norfolk Broads, our Suffolk Countryside & of course one of the finest beaches on the East Coast.



Council Tax Band: E



RECEPTION

Reception provides space to leave your outdoor wear along with the shopping and the buggy; tiled flooring, uPVC double glazed window and door to...

HALLWAY

Providing access to all areas; fitted carpet, radiator, power points and built-in cupboard.

CLOAKROOM / WC

Suite comprises a pedestal basin & WC; fitted carpet, double glazed window and radiator.

LOUNGE

7.06m x 4.16m (23'1" x 13'7")

Generous reception has a double aspect with windows to the front and rear of the home; fitted carpet, double glazed window, wall lighting, radiator, TV/power points and electric fire with tiled surround. Large double glazed patio doors to the rear and part glazed doors to the dining room and the...

CONSERVATORY

6.94m x 3.03m (22'9" x 9'11")

Part brick and uPVC double glazed windows with polycarbonate roof; tiled flooring, power points and doors out to the garden.

DINING ROOM

3.44m x 3.303m (11'3" x 10'10")

Good size room providing space for all to be at the table; fitted carpet, uPVC double glazed window, radiator and power points.

KITCHEN / BREAKFAST ROOM

4.35m x 3.45m (14'3" x 11'3")

Wall and base units with worktop, inset sink / drainer, electric hob and space / plumbing for your other appliances; Vinyl flooring, uPVC double glazed window, radiator, power points and part glazed door out to the rear garden.

BATHROOM

2.58m x 2.18m (8'5" x 7'1")

4 piece suite comprises a pedestal sink, bidet, WC and bath. Fitted carpet, opaque uPVC double glazed window and radiator.

BEDROOM 1

4.79m x 2.88m (15'8" x 9'5")

Oversized double bedroom overlooks the garden; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

ENSUITE DRESSING ROOM

3.55m x 2.19m (11'7" x 7'2")

Twin vanity unit with marble and inset basins with courtesy mirror and double corner shower cubicle. Fitted carpet, uPVC double glazed window and radiator.

BEDROOM 2

3.51m x 3.51m (11'6" x 11'6")

Double bedroom, fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BEDROOM 3

3.50m x 2.57m (11'5" x 8'5")

Last but by no means least this bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

OUTSIDE

Laid to lawn gardens with mature borders and large patio areas front and back. Outside lighting and water tap.

DOUBLE GARAGE

5.29m x 5.24m (17'4" x 17'2")

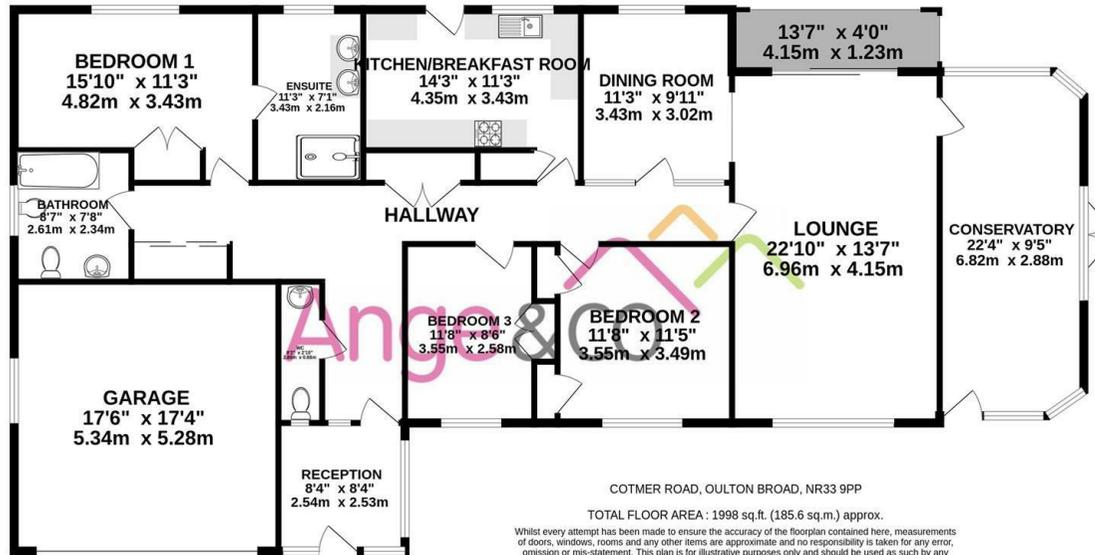
Providing the place to work, rest or play; up and over vehicular door, uPVC double glazed window, light and power points. Gas central heating boiler and consumer unit in situ.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

ENERGY PERFORMANCE - RATING D

GROUND FLOOR
1998 sq.ft. (185.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1998 sq.ft. (185.6 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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