

Aldreds
Estate Agents

14 Cotmer Road, Oulton Broad, Lowestoft, NR33 9PW

Asking Price £650,000

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# 14 Cotmer Road

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- Approximately 0.44 Acres of Gardens
- Open Plan Kitchen/Diner with Feature Vaulted Ceiling
- Annexe/Multigenerational Potential
- Master Bedroom with Walk-In Dressing Room
- Close To The Broads And Railway Links To London
- No Onward Chain - Rapid Completion Can Be Accommodated
- Three Ground Floor Reception Rooms
- Five Bedrooms And Five Bathrooms
- Extensive Gardens Throughout
- The Gardens Offer Opportunities For Development Or Extensions

Aldred's are pleased to introduce this outstanding five bedroom detached residence, set within one of Oulton Broad's most desirable locations. Just a short stroll from the Broads National Park and the railway station—with direct links to Ipswich and London—this home combines lifestyle, space, and connectivity in equal measure. Well presented throughout, the property offers a rare sense of scale and flexibility. From the moment you step into the striking entrance hall, the ceiling heights create an immediate feeling of light and volume. The ground floor features a spacious lounge, elegant formal dining room, and a welcoming rear sitting room. At the heart of the home lies a well appointed open plan kitchen/diner, thoughtfully designed for both everyday living and entertaining, complemented by a separate utility area. A ground floor bedroom with ensuite, alongside an additional shower room, offers superb versatility—ideal for guests, multi-generational living, or the creation of a self-contained annex. Upstairs, the impressive split-level galleried landing continues the theme of openness and scale, leading to four generously sized bedrooms. Three of which benefit from quality ensuite facilities, while the principal suite is further enhanced by a walk-in wardrobe. A well-appointed family bathroom completes the first floor. Set on an expansive plot of approximately 0.44 acres, the property enjoys substantial front and rear gardens, plentiful off-road parking in addition to a large garage, and a high degree of privacy. There is also the added advantage of previously approved planning permission, presenting exciting scope for future extensions or development (subject to renewal). Homes of this calibre, offering volume, elegance, and versatility in a highly sought-after setting, are rarely available. Viewing is essential to fully appreciate the space, light, and lifestyle this exceptional property provides. No Onward Chain





## Entrance Porch

Natural stone flooring, Georgian style uPVC window, original entrance door.

## Wide Impressive 'U' Shaped Entrance Hall

Double galleried central staircase leading to first floor, Parquet flooring, radiator, Georgian style uPVC window, understairs storage cupboard, telephone socket, power points.

## Lounge 17'4" x 26'2" (5.29 x 7.98 )

Fitted carpet, triple aspect Georgian style uPVC windows, feature high ceilings, central timber fireplace, radiators, tv point, power points, walk-in bay window with window seat, inset spotlighting, space for piano (as currently used).

## Formal Dining Room 16'11" x 13'2" (5.18 x 4.02)

Luxury timber effect flooring, walk-in Georgian style uPVC bay window, feature high ceilings, inset spotlighting, radiator, power points.




## Rear Sitting Room 9'9" x 12'11" (2.99 x 3.95)

Fitted carpet, flat plastered ceiling with inset spotlighting, Georgian style double uPVC doors leading out to the rear garden, power points, radiator.

## Study/Bedroom 5 8'0" x 9'2" (2.46 x 2.80)

Fitted carpet, flat plastered ceiling, Georgian style uPVC window, power points, radiator.

## Ensuite Shower Room

Natural stone flooring, shower suite comprising of a fully tiled shower cubicle, wall mounted sink, low level WC with enclosed cistern, Georgian style uPVC window, Aquaboard splashbacks.

(The rear sitting room, study/bedroom & ensuite area could be used as a ground floor annex)

## Inner Hallway

Parquet flooring, flat plastered ceiling, radiator.



## Ground Floor Shower Room
Natural stone flooring, oversized corner shower cubicle with Aquaboard splashbacks, low level WC, pedestal sink, inset spotlighting, extractor fan.

## Utility Room
Luxury timber effect flooring, Georgian style uPVC window, a range of fitted units, integrated dishwasher, recess and plumbing for a washing machine and tumble dryer, full length larder cupboard, a range of fitted base units, polycarbonate sink with single drainer, recess for full length fridge/freezer, cupboards housing the Worcester energy efficient combination boiler, power points.

## Kitchen/Diner 15'5" x 12'11" (4.7 x 3.96)
Natural stone flooring, a range of quality fitted kitchen units with solid timber work surfaces and timber splashbacks, multi-fuel Range cooker space, double extraction cooker hood, recess for American style fridge/freezer, Butler style ceramic sink, ample space for family size dining table and chairs, feature vaulted ceiling with skylights and spotlighting, triple aspect Georgian style uPVC windows including double doors leading out to the rear garden, radiator.

## Split Level Central Galleried Landing
Large aspect window, loft access leading to insulated loft space, radiator.

## Bedroom 1 14'5" x 14'11" (4.41 x 4.57)
Fitted carpet, large aspect Georgian style uPVC window, radiator, walk-in wardrobe, power points.

## Ensuite Shower Room
A recently installed shower suite comprising of a vanity sink unit, low level WC with enclosed cistern, double width tiled shower cubicle with heated towel rail, spotlighting, extractor fan.

## Bedroom 2 14'3" x 13'3" (4.35 x 4.04)
Fitted carpet, double aspect Georgian style uPVC windows, radiator, power points.

## Ensuite Shower Room
Shower suite comprising of a double width walk-in fully tiled shower cubicle, low level WC with enclosed cistern, vanity sink unit, full length heated towel rail, inset spotlighting, Georgian style uPVC window.

## Bedroom 3 13'3" x 11'11" (4.04 x 3.64)
Fitted carpet, flat plastered ceiling, large aspect Georgian style uPVC window, radiator, power points.

## Bedroom 4 8'11" x 9'3" (2.72 x 2.84)
Fitted carpet, Georgian style uPVC window, power points.

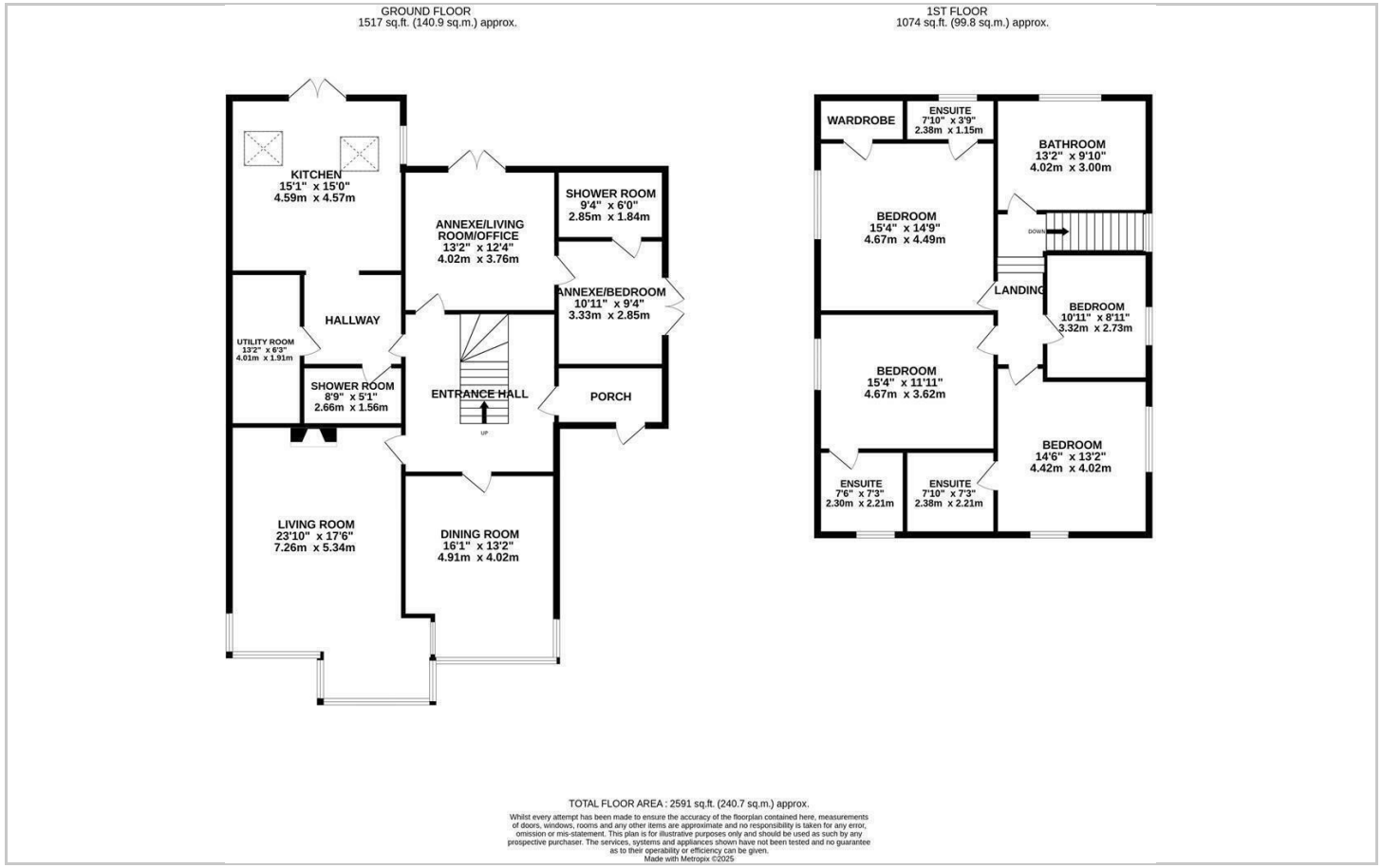
## Family Bathroom
Luxury timber effect flooring, quality fitted bath and shower suite comprising of a panel bath with shower mixer tap, pedestal sink, fully tiled shower cubicle, low level WC, part tiled walls, full length heated towel rail, uPVC window, feature vaulted ceiling with inset spotlighting.

## Outside
There is just under 0.5 of an acre of gardens to the front and rear (0.44 acres). The substantial frontage is laid to tarmac with an in-and-out driveway providing ample off road parking for a variety of cars or leisure vehicles that leads to a detached garage. To the rear there is a generous lawned garden area with a large patio seating area, timber and felt garden shed, substantially built summerhouse/workshop, a range of flower and shrub borders, a further side garden area leading to the front driveway. The side garden has previously had planning permission accepted which has now expired which gives the potential for extension or further development (subject to updated planning permission).

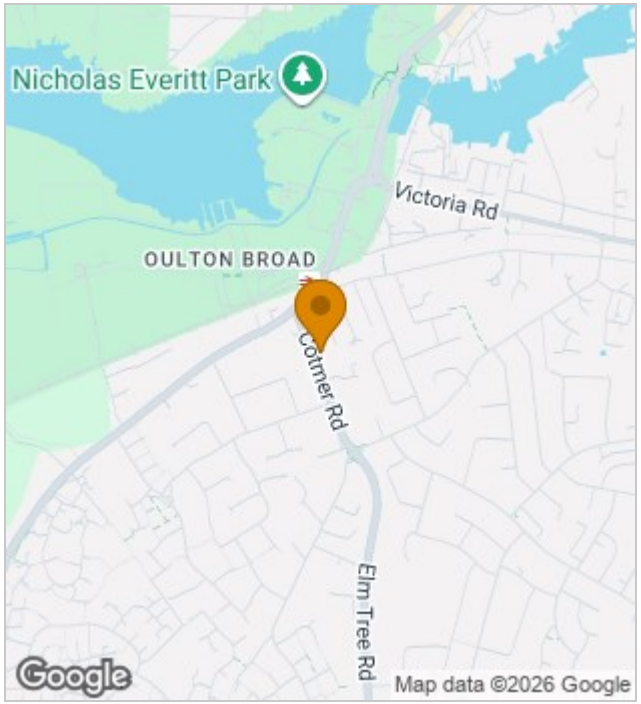
## Tenure And Services
Freehold - Council Tax Band - F - Mains Gas Electric Drains And Water

## Ref: L2581/04/26

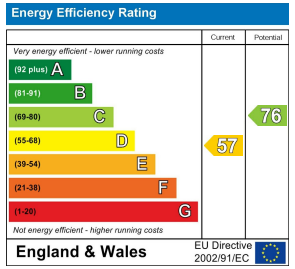
## Floor Plans




## Location Map




## Energy Performance 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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