Flick & Son
Coast and Country







Oulton Broad South, Suffolk

Guide Price £650,000

- NO ONWARD CHAIN – VENDORS ABLE TO ACCOMMODATE A RAPID COMPLETION
- Kitchen and Separate Utility Room Flooded With Natural Light
- Substantial Sized Plot with Horseshoe Driveway
- Sought After Location Set by The Sea
- Formal Dining Room & Living Room
- Annexe with Shower Room, Living Room and Bedroom
- Four ensuites, Family Bathroom and Downstairs Shower Room

23A New Market, Beccles, Suffolk, NR34 9HD
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Cotmer Road, Oulton Broad South

Situated along the highly sought-after Cotmer Road (NR33) in Oulton Broad South, this property enjoys an enviable location that perfectly balances peaceful residential living with convenient access to local amenities. The area is renowned for its well-regarded schools, friendly community atmosphere, and excellent transport links, with Oulton Broad South and North railway stations both nearby, providing easy connections to Lowestoft, Norwich, and beyond. The stunning surroundings of Oulton Broad, part of the Southern Broads National Park, are just a short distance away, offering picturesque waterside walks, boating, and a variety of cafes, pubs, and restaurants. Local shops, supermarkets, and healthcare facilities are all within easy reach, while the beautiful Suffolk coastline and Lowestoft's sandy beaches are only a few minutes' drive. Cotmer Road remains one of the most desirable addresses in the area, offering a blend of convenience, tranquility, and access to some of East Suffolk's finest natural and leisure amenities.

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Council Tax Band: F





DESCRIPTION

Set well back from the road on a substantial private plot in the highly sought-after area of Oulton Broad South, this impressive executive five-bedroom detached residence offers an exceptional combination of space, privacy and versatile accommodation, making it particularly well suited to modern multigenerational family living.

Approached via a sweeping horseshoe driveway, the property has an immediate sense of grandeur and privacy. The welcoming entrance hall, centred around an impressive grand staircase, leads into a generous living room featuring an open fireplace and adjoining snug area, creating an ideal space for both family relaxation and entertaining. A large formal dining room provides an elegant setting for family gatherings, while the well-equipped kitchen features a seven-ring gas hob and oven, complemented by a separate utility room and convenient ground-floor shower room. One of the property's standout features is the highly versatile self-contained-style annexe accommodation, accessed directly from the main entrance hall while also benefiting from its own entrance. Currently arranged with a bedroom, living room and shower room, this space provides an excellent solution for multigenerational living. Whether accommodating elderly parents, adult children, extended family or regular guests, it offers the valuable combination of independence and close proximity to the main family home. Equally, the accommodation could provide a substantial home office, private guest suite or additional living space to suit individual requirements. Upstairs, the principal accommodation continues with four well-proportioned bedrooms, three of which benefit from their own en-suite facilities, together with a modern family bathroom. Combined with the ground-floor annexe bedroom, the property provides five bedrooms in total, offering the flexibility and scale expected of an executive family home. Outside, the substantial rear garden provides an impressive private setting for family life and entertaining. A large lawn is complemented by two useful sheds, a garage and a dedicated seating area, perfect for outdoor dining and relaxing with family and friends. The garden is beautifully screened and enjoys an excellent degree of privacy, with no neighbouring properties directly overlooking it. Offering an exceptional blend of elegance, generous proportions and adaptable accommodation, this substantial five-bedroom executive home is ideally suited to families seeking space for several generations to live together while retaining a degree of independence. Its private setting, extensive grounds and versatile annexe accommodation make this a particularly rare and desirable family residence in Oulton Broad South.

LIVING AREAS

The living areas of this beautiful home are spacious, welcoming, and flooded with natural light, creating an inviting atmosphere ideal for both relaxation and entertaining. The living room offers an elegant yet comfortable space, featuring an open fire as its centrepiece and an adjoining snug area perfect for quiet moments or family gatherings. Large windows allow light to pour in, enhancing the room’s warmth and character throughout the day. The formal dining room provides a superb setting for family meals or entertaining guests, with generous proportions and a bright, airy feel that showcases the home’s sense of space and style. Together, these light-filled living areas form the heart of the home, perfectly balancing comfort, charm, and practicality.

KITCHEN

The kitchen is a true highlight of the home, a bright, well-designed space that perfectly blends style and functionality. It offers ample storage and generous work surfaces, ideal for family living and entertaining. The kitchen is fully equipped with a dishwasher, seven-ring gas burner with oven, and space for a large American-style fridge freezer. Natural light floods the room through two Velux skylights and patio doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. There’s also room for a small dining table, making this a sociable and practical area for everyday meals. Off the kitchen, the separate utility room provides additional convenience with space for all appliances, a tall fridge freezer, and further work surfaces, helping to keep the main kitchen clutter-free and organised, the perfect setup for a busy family home.

ANNEXE SPACE

The annexe space offers outstanding flexibility and the potential to suit a variety of needs, making it a valuable addition to this impressive home. Accessed from the main entrance hall yet featuring its own private entrance, the annexe provides an ideal self-contained living area. It comprises a comfortable living room, a well-sized bedroom, and a modern shower room, offering excellent accommodation for guests, extended family members, or even independent living. Alternatively, this versatile space could easily be used as a home office, studio, or treatment room, providing privacy and convenience without compromising the main household. Thoughtfully designed and adaptable, the annexe enhances the property’s versatility and appeal, catering perfectly to modern family life and changing needs.

BEDROOMS

The bedrooms in this spacious home are all well-proportioned and thoughtfully designed to provide comfort and privacy for every member of the family. Located off a generous landing, the four main bedrooms each offer ample space for furnishings and benefit from large windows that allow plenty of natural light to fill the rooms. Two of the bedrooms feature their own modern ensuite shower rooms, providing convenience and a touch of luxury, while the remaining rooms are served by a stylish family bathroom. Each bedroom has its own character, with the flexibility to be used as guest rooms, children’s rooms, or even a home office if desired. Together, they create a calm and inviting retreat on the first floor, perfect for rest and relaxation.

BATHROOM, SHOWER ROOM AND ENSUITES

The property benefits from a superb selection of bathroom and shower facilities, thoughtfully arranged to serve both the main house and the annexe. On the first floor, a modern family bathroom offers a bright and relaxing space, complete with contemporary fittings and a high-quality finish. Three of the bedrooms also enjoy their own ensuite shower rooms, providing added convenience and privacy for family members or guests. Downstairs, there is an additional shower room, ideally positioned for everyday use or for visitors, while the annexe features its own private shower room, making it completely self-contained. All bathrooms and shower rooms are well-presented and designed with both style and practicality in mind, ensuring comfort and functionality throughout the home.

OUTSIDE

The outside areas of this property are as impressive as the interior, offering space, privacy, and a welcoming setting from front to back. To the front, the home is set well back from the road and approached via a substantial horseshoe driveway, providing ample off-road parking for multiple vehicles and enhancing the property’s sense of grandeur and seclusion. Mature trees and landscaped borders frame the approach beautifully, giving the home excellent kerb appeal. To the rear, a large, private garden extends across a generous plot, featuring an expansive lawned area ideal for families

and outdoor activities. There are two storage sheds and a garage, offering plenty of room for tools, hobbies, and additional storage. A dedicated seating and entertaining area provides the perfect spot for al fresco dining or summer gatherings, and the garden is not overlooked by neighbours, ensuring a peaceful and private outdoor retreat to enjoy all year round.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889
REF JD/20940

TENURE

Freehold

SERVICES

Mains electricity, gas, water and drainage

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









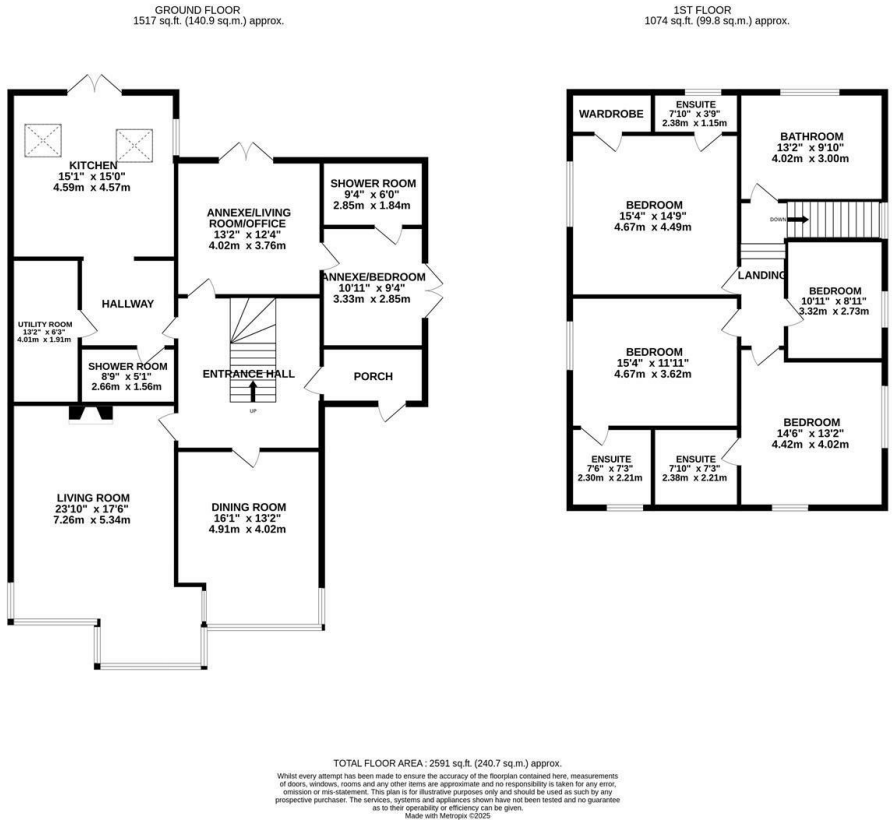


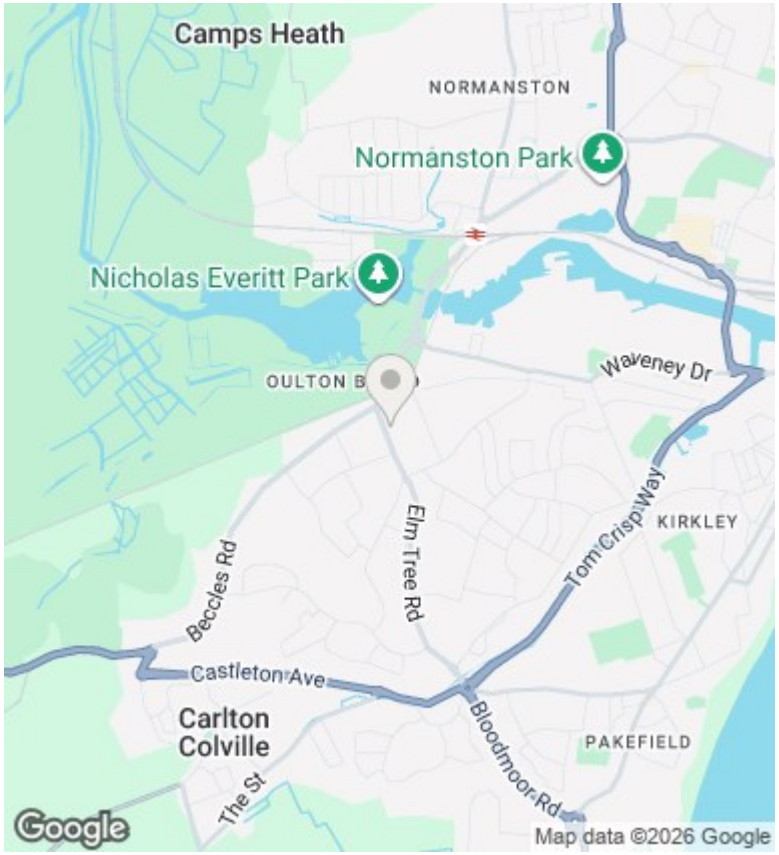










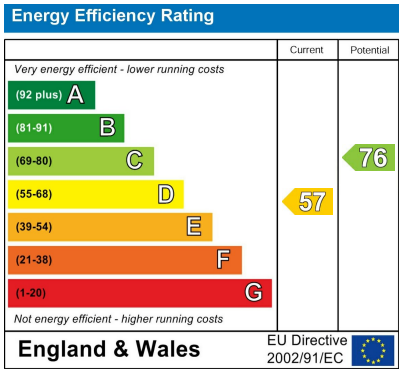


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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