



Oulton Broad South, Suffolk

Guide Price £700,000

- £700,000-£750,000 Guide Price
- Kitchen and Separate Utility Room Flooded With Natural Light
- Substantial Sized Plot with Horseshoe Driveway
- Five Bedroom Detached Home
- Formal Dining Room & Living Room
- Sought After Location Set by The Sea
- Annexe with Shower Room, Living Room and Bedroom
- Four ensuites, Family Bathroom and Downstairs Shower Room

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.



Council Tax Band: F



DESCRIPTION

Set well back from the road on a substantial private plot in the sought-after area of Oulton Broad South, this impressive four/five-bedroom detached family home is approached via a sweeping horseshoe driveway and offers generous, versatile living throughout. The inviting entrance hall with its grand staircase leads to a spacious living room with open fire and adjoining snug area, a large formal dining room, a fully equipped kitchen featuring a seven-ring gas burner and oven, a separate utility room, and a convenient downstairs shower room. Off the hall is a flexible multi-use space currently arranged as an annexe with its own entrance, bedroom, living room, and shower room, ideal for guests, extended family, or use as a home office. Upstairs, four well-proportioned bedrooms lead off the landing, three with ensembles, along with a modern family bathroom. Outside, the property continues to impress with a substantial rear garden featuring a large lawn, two sheds, a garage, and a private seating area perfect for entertaining, all beautifully screened and not overlooked by neighbours. Combining elegance, space, and practicality in a highly desirable location, this home offers the perfect balance of family living and refined comfort.

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.



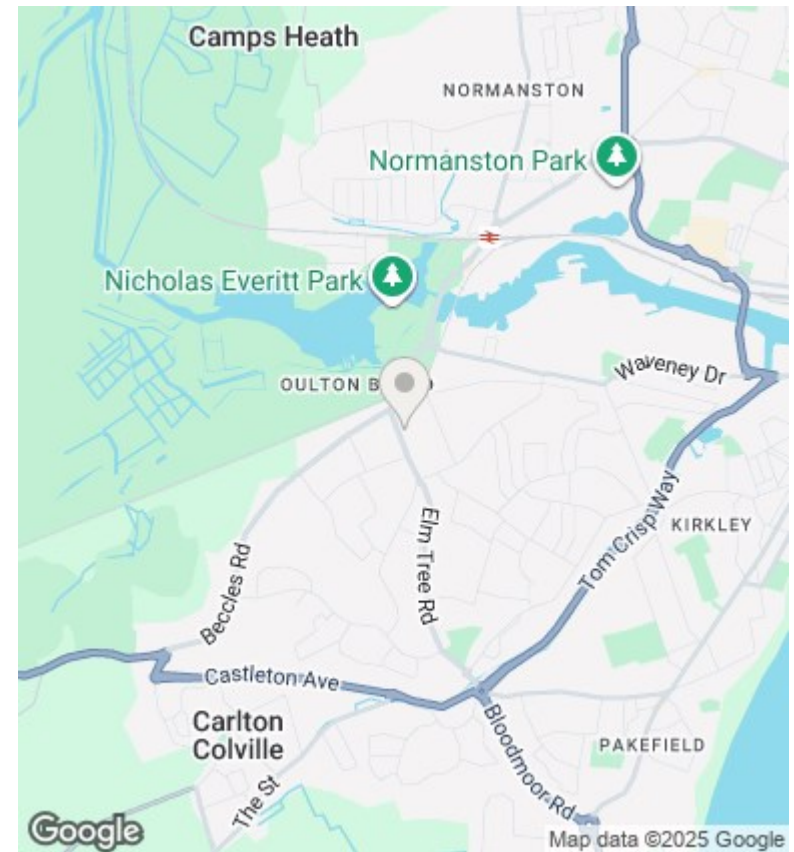


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

Energy Efficiency Rating

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