



24 Cotmer Road, Oulton Broad

Offers in Region of £525,000

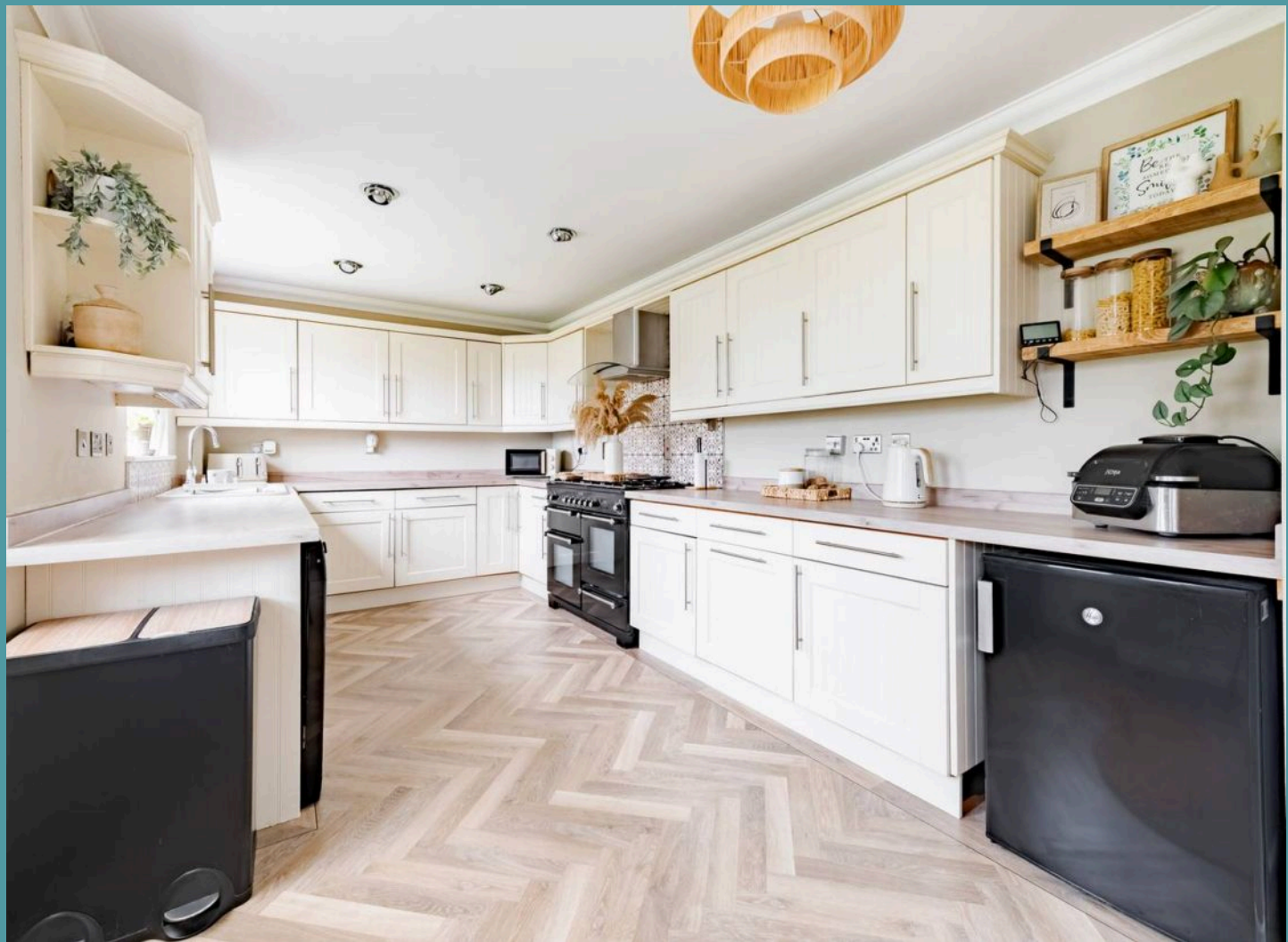
24 Cotmer Road

Oulton Broad, Lowestoft

This distinguished detached residence offers an exceptional blend of elegance and contemporary comfort, featuring a striking façade, expansive brick-weave driveway, and double garage. Inside, luxurious Karndean herringbone flooring flows through stylish living spaces, including a refined sitting room with a feature multi-fuel wood burner, a formal dining room, and a bright conservatory. The well-appointed kitchen boasts a Rangemaster oven and wall and base cabinetry, while a newly installed boiler ensures modern efficiency. Upstairs, four spacious bedrooms include a luxurious principal suite with en-suite, built-in wardrobes, and a versatile dressing room or fifth bedroom, complemented by a tastefully finished family bathroom. The impressive rear garden, fully enclosed for privacy, features mature landscaping, multiple patio areas, and a charming pergola—creating a superb setting for outdoor relaxation and entertaining. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. It is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton Broad is well connected with 2 train stations nearby offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.





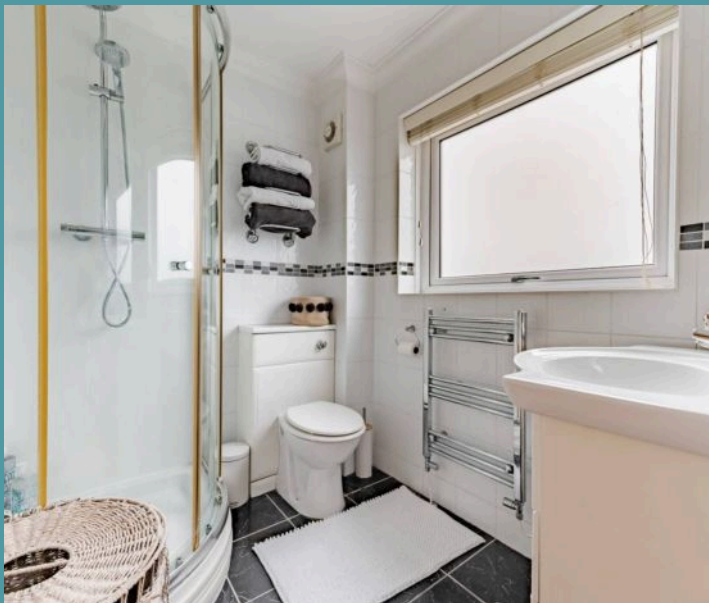
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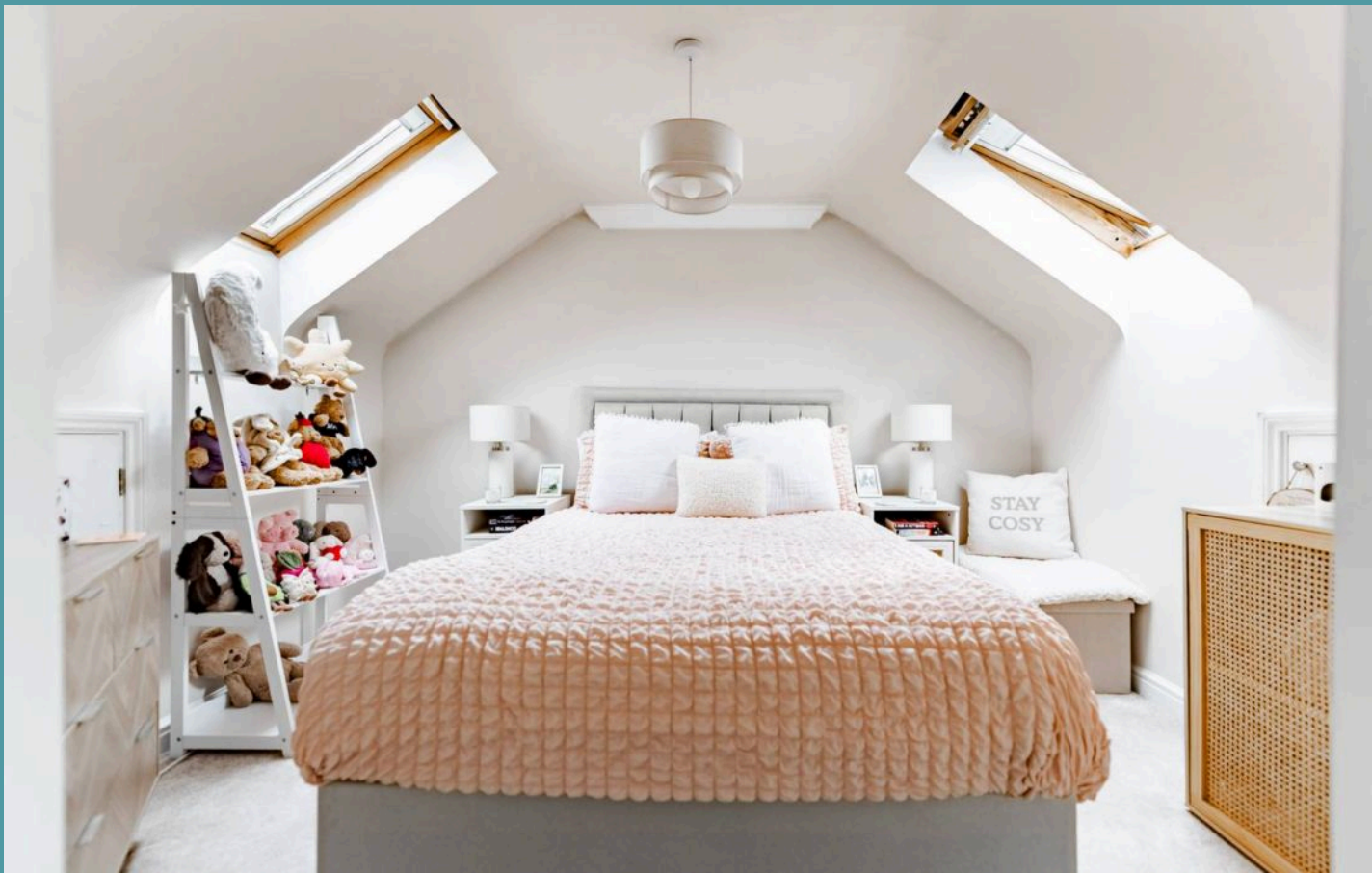
Oulton Broad, Lowestoft

This impressive detached home presents a striking first impression with its distinguished façade. A generous brick-weave driveway provides ample off-road parking for multiple vehicles and access to a spacious double garage for storage or secure parking options.

Upon entering, you are welcomed into a stylish entrance hall, which includes a convenient WC for guests. The property has been thoughtfully renovated, featuring luxurious Karndean herringbone-style flooring that flows seamlessly throughout the main living areas. Additional upgrades include a new front door and a recently installed boiler, ensuring modern efficiency and comfort.

At the front of the home, a generously sized sitting room offers a warm and inviting atmosphere, complete with a contemporary multi-fuel wood burner that acts as a central focal point. From here, internal double doors lead into a formal dining room, ideal for entertaining or family meals. Beyond, sliding doors open into a bright and airy conservatory, bringing in plenty of natural light and providing an additional versatile living space with views of the garden.





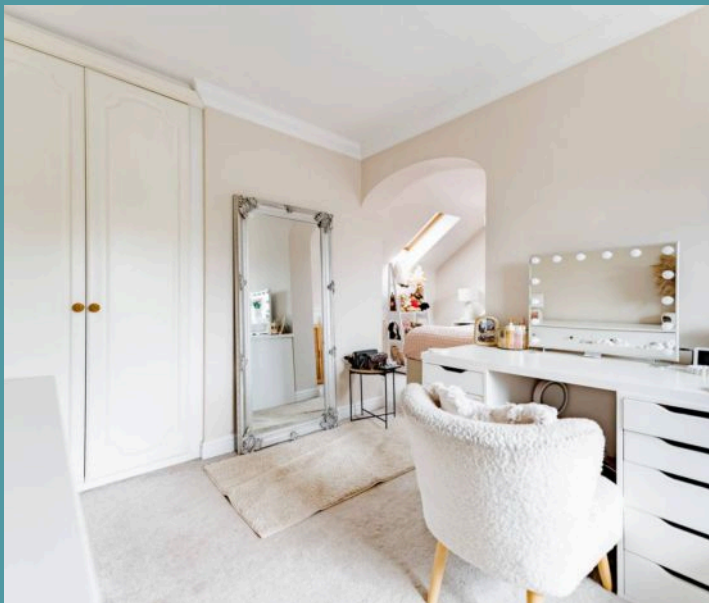
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The kitchen/breakfast room is well-appointed with a range of wall and base units, a Rangemaster oven perfect for those who love to cook, and dedicated under-counter space for your own appliances that may be a fridge, washing machine or a tumble dryer. A sink is positioned beneath the window, allowing views out to the rear garden. A rear lobby is perfect for storing your outdoor wear, as well as offering further access to the outdoor space.

Upstairs, the home continues to impress with four well-proportioned bedrooms. Two of these bedrooms feature built-in wardrobes, providing practical storage solutions. The master bedroom benefits from its own private en-suite shower room, adding a luxury yet convenient touch to your everyday routine. One of the remaining bedrooms includes an adjoining dressing room that could easily serve as a fifth bedroom, nursery, or home office, offering excellent flexibility. The family bathroom includes a three-piece suite, including a bath that features a shower attachment, accommodating all residents in the household.

The rear garden is a standout feature of the property—substantial in size and predominantly laid to lawn, with mature planted beds and established shrubbery enhancing its appeal. Several patio areas provide ideal settings for outdoor dining or relaxing, with one area complemented by a pergola, creating a charming space to enjoy the sunshine. The garden is fully enclosed, offering privacy and security, making it ideal for families.

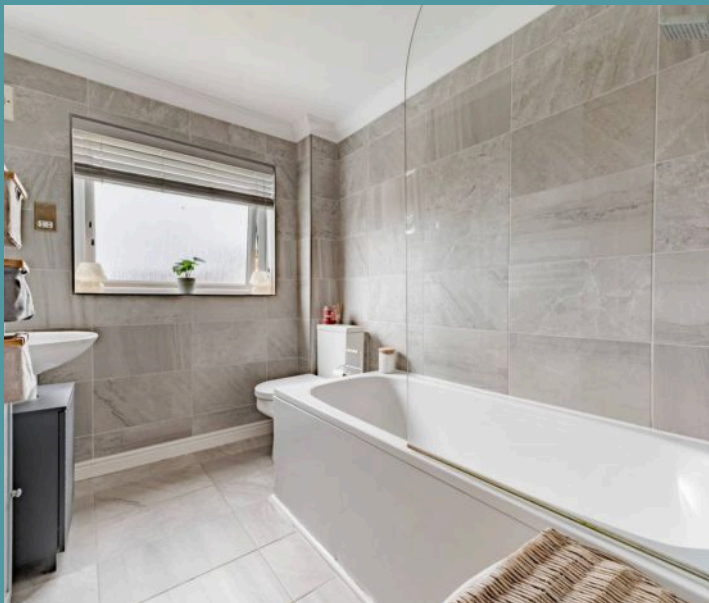




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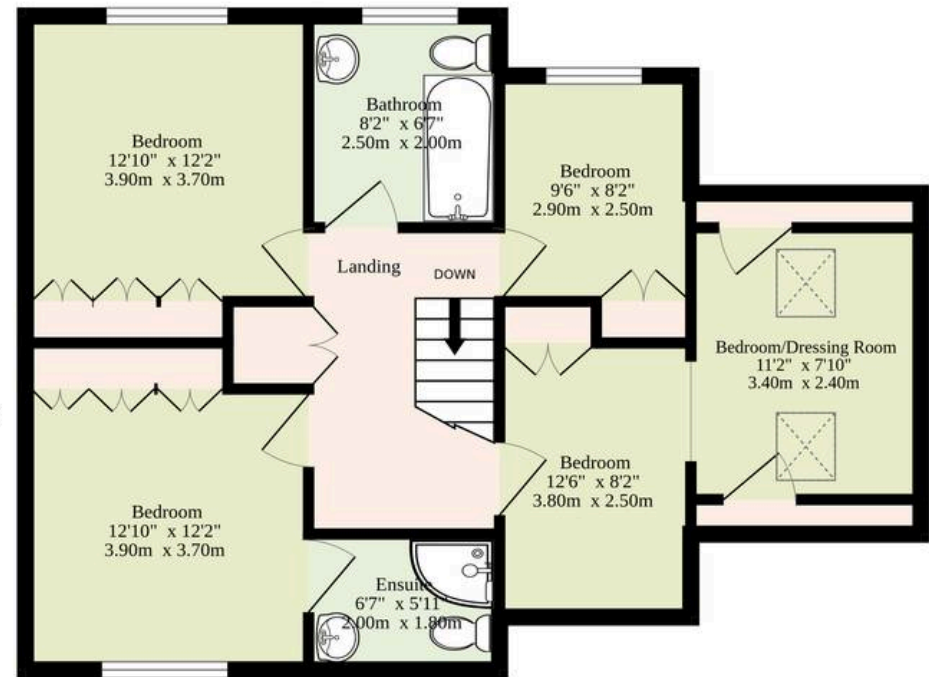
- Exquisite detached residence in the highly sought-after area of Oulton Broad
- Modern renovation throughout with new Karndean herringbone-style flooring, a recently installed boiler and a new front door
- Spacious sitting room featuring a contemporary multi-fuel wood burner and internal double doors to the dining room
- Conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home
- Kitchen/breakfast Room equipped with a Rangemaster oven, wall and base units and ample amount of storage space
- Four bedrooms that vary in size, including a master with en-suite and a flexible dressing room/optional fifth bedroom
- Stylish family bathroom comprising of a three-piece suite and shower-over-bath arrangement
- Large, private garden that is predominantly laid to lawn with mature planting, multiple patios, and a pergola
- Dropped curb installed with planning permission, providing additional access to the large brick-weave driveway and the double garage
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
1245 sq.ft. (115.7 sq.m.) approx.



1st Floor
671 sq.ft. (62.3 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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