



101 Cotmer Road, Oulton Broad, Lowestoft

Lowestoft

Offers in Region of £350,000

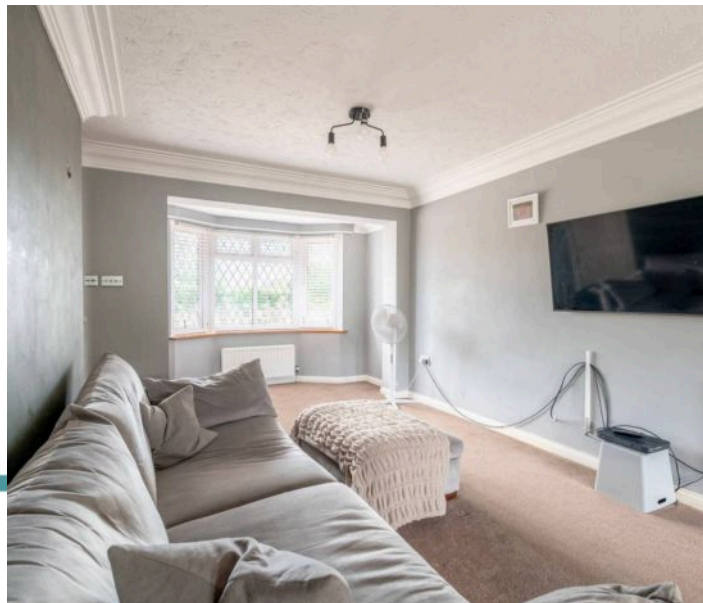
Minors & Brady

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This detached property in the sought-after area of Oulton Broad South offers an exceptional renovation opportunity for buyers looking to create a spacious and versatile family home. Recently extended but sold as seen, it features a bright open-plan kitchen/dining/living area with new UPVC windows and French doors, flexible ground-floor accommodation including a potential utility room and a study or fifth bedroom, four upstairs bedrooms, and a modern family bathroom. Outside, the home boasts a private garden with lawn and patio, along with a brick-weave driveway for ample off-road parking. With its generous layout and prime location, this property is bursting with potential and ready to be transformed to suit your style.

- Detached residence that requires a renovation, positioned in the sought-after area of Oulton Broad South
- Having undergone recent extension that is not completed, the property will be sold as seen
- New UPVC double glazed windows throughout
- Potential to be a beautiful family home, with spacious and flexible accommodation that can adapt to your preferences and style
- Open-plan kitchen/dining/living room, creating an effortless flow for relaxation and entertaining
- Openings to a utility room and a bathroom that requires renovation
- A flexible study/bedroom, that can be utilised as a snug, a home office or a playroom for families
- Four bedrooms and a family bathroom comprising of a modern three-piece suite
- A private garden featuring a laid to lawn and a patio area
- A brick-weave driveway providing ample off-road parking





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Cotmer Road is a residential street situated in the well-established suburb of Oulton Broad South, part of Lowestoft in Suffolk. The road enjoys convenient access to a variety of local amenities: within a short walking distance, residents will find a Tesco Express, Co-op, and several smaller convenience shops, catering to everyday needs. For families, the area is well served by Elm Tree Primary School and Dell Primary School, both within close proximity, while older students can attend Pakefield High School or East Point Academy, both accessible via local bus routes or a short drive. Healthcare services in the area include nearby GP surgeries and dental clinics, with community care offered at the Wellbeing Day Centre, located directly on Cotmer Road. Public transport links are excellent; Oulton Broad South railway station is just a few minutes' walk, providing direct train services to Lowestoft, Norwich, and Ipswich. Regular bus services also run along nearby routes, connecting Cotmer Road to Lowestoft town centre, surrounding suburbs, and coastal destinations. For road users, the area benefits from quick access to the A12 and A146, making it well-connected for commuting or leisure travel.



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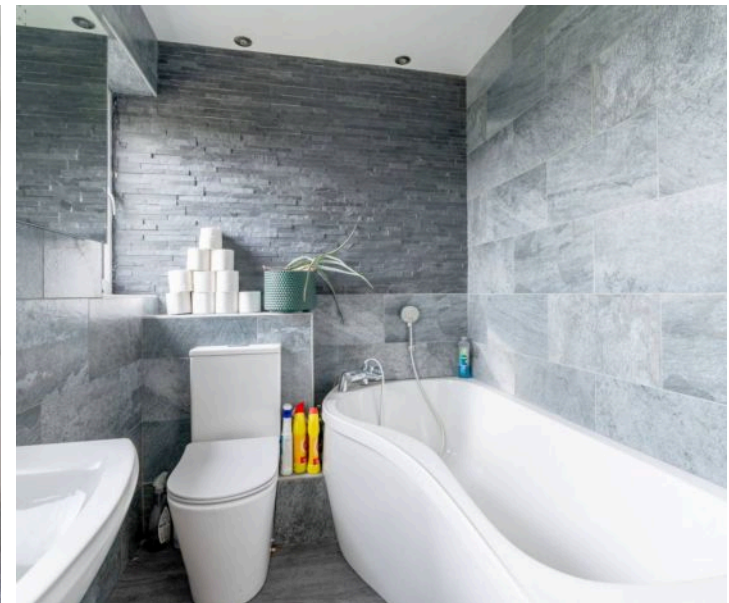
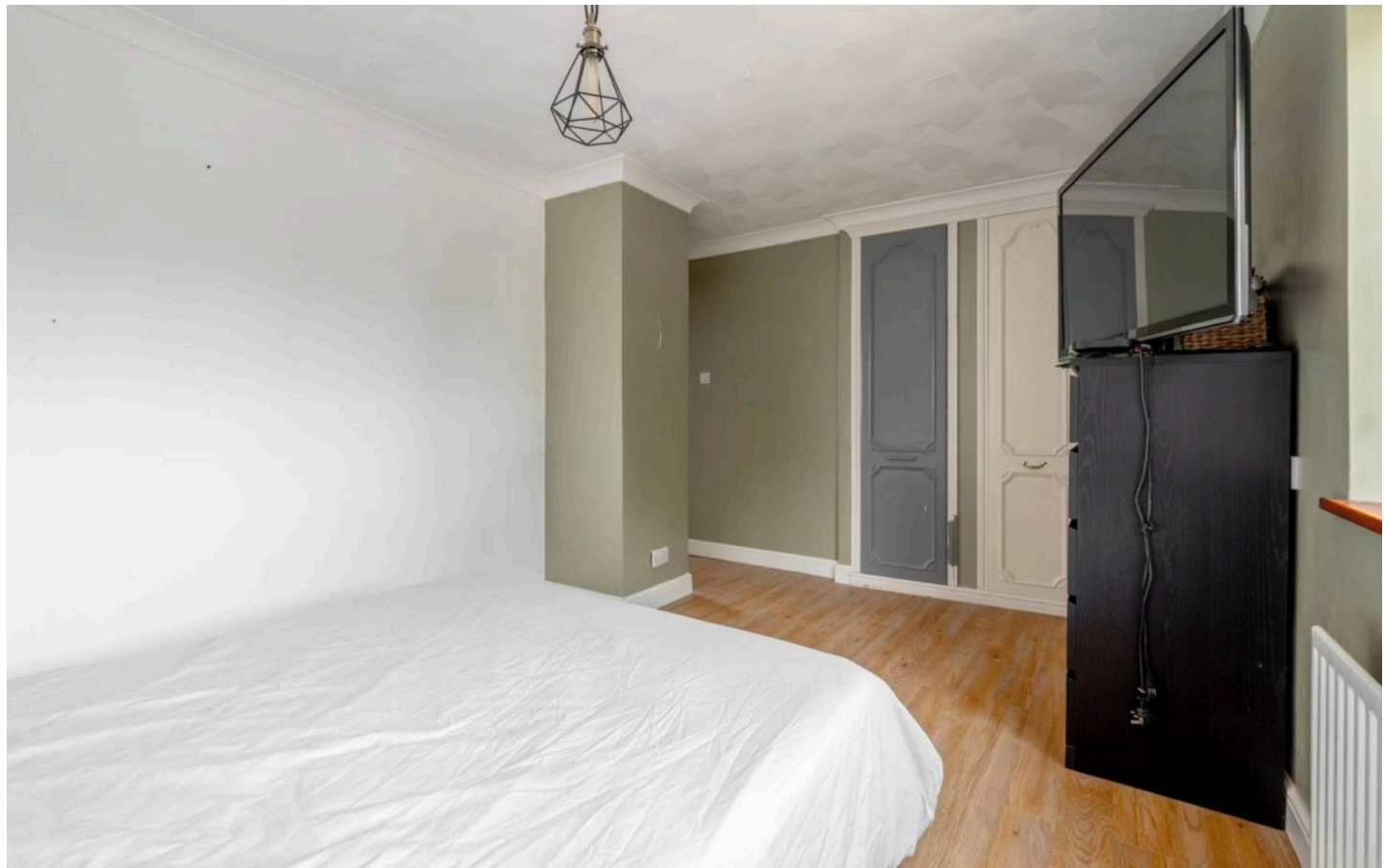
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Step inside through the welcoming entrance hall, and you'll instantly sense the potential of the spacious layout. The property benefits from new UPVC double glazed windows throughout.

At the heart of the home lies an open-plan kitchen, dining, and living area, designed to provide effortless flow between everyday living and entertaining. Whether you're hosting a lively dinner party or enjoying a quiet evening with family, this space adapts to your needs with ease. Newly installed UPVC French doors and a large rear window frame views of the garden, drawing natural light into the space and providing seamless indoor-outdoor living. There are additional openings leading to a potential utility room and ground floor bathroom, ready for development.

A versatile study or fifth bedroom on the ground floor offers the flexibility modern families crave. Ideal as a home office, a children's playroom, or a snug, it adds an essential layer of adaptability to the home's layout.

Upstairs, you'll find four well-proportioned bedrooms, perfect for a growing family, along with a stylish three-piece family bathroom, already fitted with a modern suite.



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Outside, the private garden features a mix of laid-to-lawn and patio areas—ideal for summer barbecues, playtime with the kids, or simply unwinding after a long day. A generous brick-weave driveway to the front offers ample off-road parking.

This is more than just a renovation project—it's an opportunity to create a forever home, positioned in a sought-after location with a strong sense of community, good local amenities, and excellent transport links. With its flexible layout, completed structural extension, and a private garden space, this property is bursting with potential.

Agents note

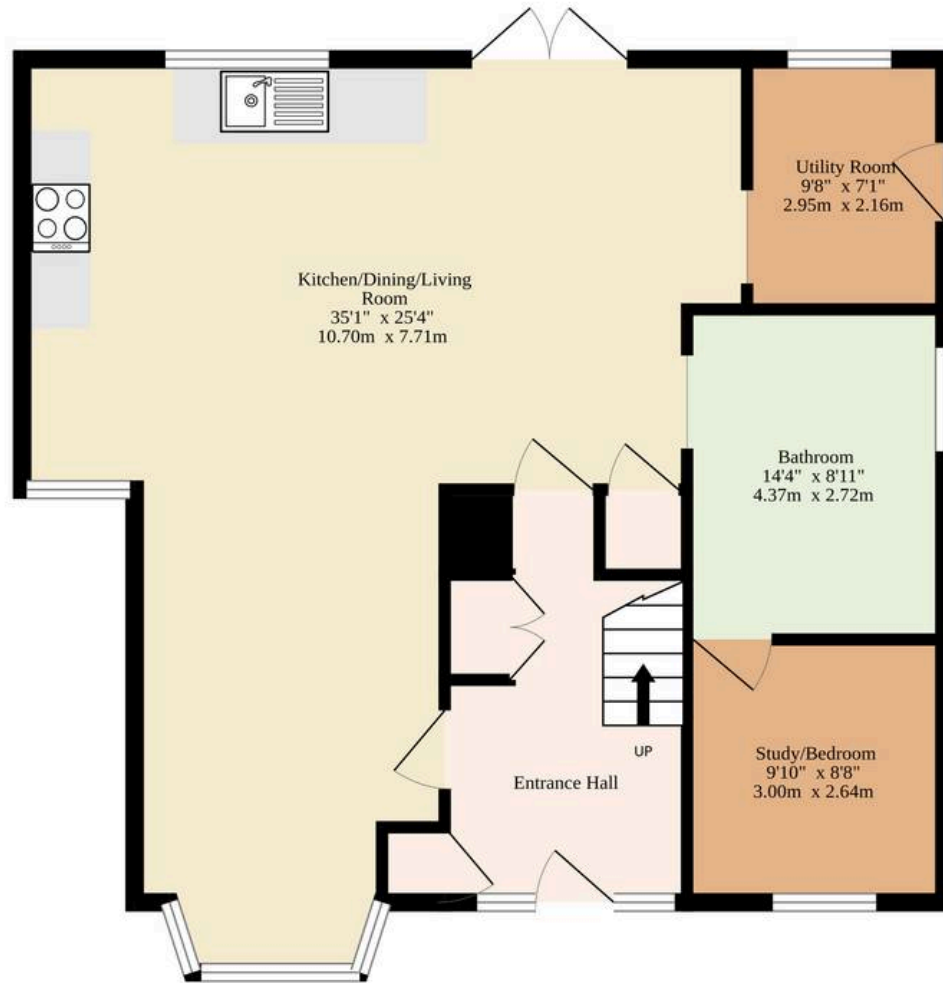
Freehold

Sold as seen

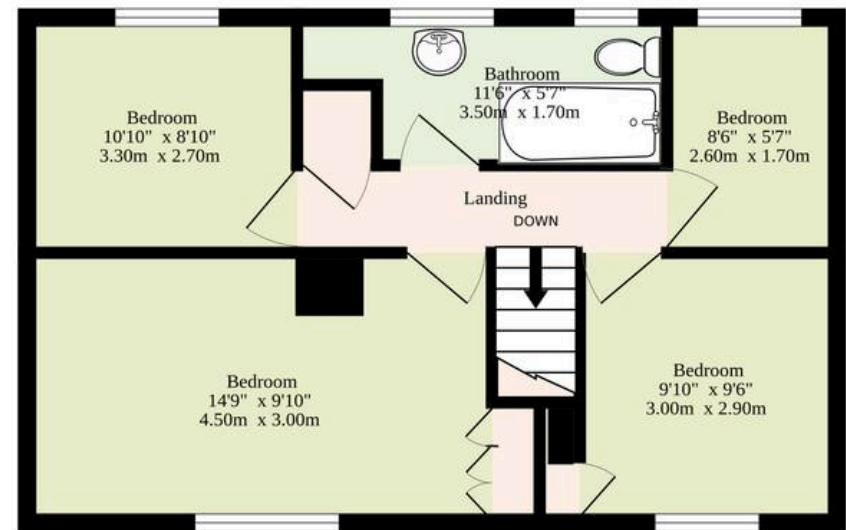


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Ground Floor
997 sq.ft. (92.6 sq.m.) approx.



1st Floor
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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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