



## Ottawa Lodge London Road

Gisleham, Lowestoft, NR33 7PG

Asking Price £700,000



Chain-free and set in a sought-after, tucked-away position on the outskirts of Pakefield and Gisleham, this substantial detached family home offers exceptional space and versatility, complemented by extended land to the rear with potential for equestrian use, all within walking distance of the beach. The property boasts six generous double bedrooms, several with en-suite facilities, a striking gallery landing, and a spacious open-plan kitchen and dining area featuring traditional shaker-style cabinetry. Multiple reception rooms alongside dedicated office spaces make it perfectly suited to modern family living. Outside, the home enjoys a large rear garden, a workshop, ample driveway parking, and extensive grounds well suited to those seeking space for paddocks, hobby equestrian interests, or further stable potential, subject to the necessary consents. A south-facing outdoor swimming pool with changing facilities adds to the lifestyle appeal, while a built-in CCTV system provides additional peace of mind. An impressive coastal residence combining privacy, versatility, and exciting equestrian potential.



Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

Entrance Porch 6'10" x 2'6" (2.10 x 0.78)

UPVC double glazed sliding door to the front aspect, integral door mat and internal door opening into the entrance hall.

Entrance Hall

A welcoming entrance hall with natural stone tile flooring throughout, carpeted stairs leading up to the first floor landing, under-stair storage cupboard, radiator and doors opening to the garden room, cloakroom and main kitchen/dining area.

Cloakroom 7'8" max x 3'5" max (2.34 max x 1.06 max)

UPVC double glazed window to the front aspect, tile flooring throughout, a heated towel rail, vanity unit with hand wash basin and toilet with hidden cistern.

Kitchen/ Diner 23'5" max x 22'10" max (7.14 max x 6.97 max)

A generous open-plan living space incorporating a well-proportioned kitchen and dining area, UPVC double-glazed French doors open onto the rear garden, with internal doors leading to the rear lobby and sitting room.

Kitchen

UPVC double-glazed window to the front aspect, natural stone tiled flooring throughout and a traditional shaker-style kitchen fitted with a range of wall and base units topped with granite work surfaces. Features include a double Butler sink with mixer tap, integrated fridge, Falcon range cooker with extractor hood above and space for a dishwasher.

Lobby 5'3" x 4'9" (1.61 x 1.45)

UPVC double glazed stable door to the rear aspect opening into the garden, natural stone tile flooring throughout and doors opening to the gym/ additional bedroom and the utility room.

Gym/ Bedroom 6 16'7" max x 10'7" max (5.08 max x 3.23 max)

Previously used as a home gym, this versatile space also lends itself to use as a sixth bedroom. It features three double-glazed windows to the front and side aspects, carpeted flooring, a radiator, fitted wardrobes, and a door leading to an en-suite.

Bedroom 6 Ensuite 7'4" x 4'2" (2.25 x 1.29)

Wood effect laminate flooring throughout, part tile walls, a heated towel rail, electric shower enclosed within a glass and tiled cubicle, vanity unit with inset hand wash basin and toilet with hidden cistern.

Utility Room 12'6" max x 10'9" max (3.83 max x 3.28 max)

x2 Dual aspect UPVC double glazed window, natural stone tile flooring throughout, tile splash back, a radiator, wall mounted gas boiler, x2 loft hatches, a selection of wall and base units, laminate work surfaces, stainless steel sink with drainer, and space for appliances including a washing machine, tumble dryer and fridge/freezer.

Sitting Room 20'4" x 13'1" (6.22 x 4.01)

x2 UPVC double glazed windows, carpet flooring throughout, x2 radiators, a feature brick fireplace and internal doors opening to the garden room and home office.

Home Office 20'9" x 10'5" (6.35 x 3.20)

Situated at the rear of the property, this bright and versatile room, formerly used as a home office, offers flexible use. It features a UPVC double glazed window to the rear aspect, carpeted flooring throughout, a radiator, built-in shelving and cupboard space, and French doors opening directly onto the garden.

Garden Room 23'6" x 11'10" (7.18 x 3.62)

A room boasting natural light throughout with x2 UPVC double glazed French doors to the side aspect which provide access to the pool area and a UPVC double glazed window to the front, Karndean flooring and x2 radiators.

First Floor Gallery Landing

A stunning galleried landing which provides access to all bedrooms and the family shower room. With feature full length double glazed window to the front aspect, loft hatch and doors to a large airing cupboard.

Family Shower Room 9'4" x 5'10" (2.86 x 1.78)

A modern suite comprising of a walk-in rainfall shower sheltered by a glass screen, a vanity unit with inset hand wash basin and toilet with hidden cistern, heated towel rail and UPVC double glazed window to the rear aspect.

Bedroom 1 20'4" max x 17'1" max (6.21 max x 5.21 max)

A spacious and impressive master bedroom enjoying rear-facing field views and an additional side window. It features two radiators, two built-in wardrobes and a door leading to an en-suite.

Bedroom 1 Ensuite 9'4" x 6'0" (2.87 x 1.84)

Wood effect laminate flooring throughout, part-tile walls, a heated towel rail, a walk in-mains fed shower enclosed within a curved glass cubicle, vanity unit with inset hand wash basin and toilet with hidden cistern.

Bedroom 2 15'11" max x 10'5" max (4.87 max x 3.20 max)

x2 UPVC double glazed windows to the side aspect, carpet flooring throughout, a radiator and doors opening to a built-in cupboard and en-suite shower room.

Bedroom 3 12'7" x 8'3" (3.85 x 2.54)

UPVC double glazed window to the rear aspect benefiting from field views, carpet flooring throughout and a radiator.

Bedroom 4 13'8" x 11'10" (4.19 x 3.61)

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail and a radiator.

Bedroom 5 11'8" x 9'10" (3.57 x 3.01)

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail and a radiator.

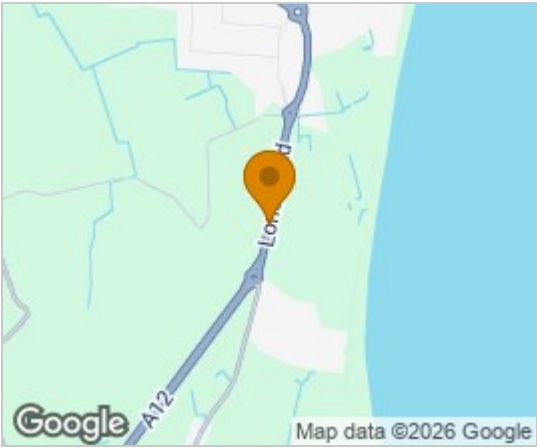
Outside

Set back from the main road, stretching across approximately 1.4 acres of land is this well presented, detached family home.

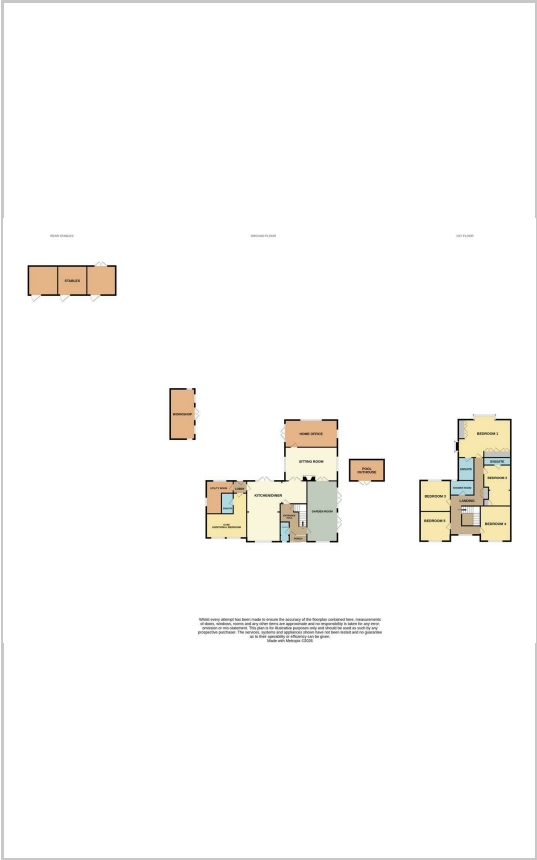
At the front of the property, a generous, sweeping shingle driveway provides ample space for multiple vehicles and is bordered by a landscaped lawn featuring feature shrubs and elegant bamboo planting. A concrete pathway, flanked by decorative brick wall flower beds, leads gracefully to the main entrance, while a timber gate offers convenient access to the rear garden.

At the rear of the property lies a spacious, well-maintained lawn garden, adorned with a variety of mature trees and landscaped areas featuring decorative plants and shrubs. A patio seating area provides a perfect spot to relax and leads to a shingled section that accommodates a workshop, as well as an additional brick-weave seating area with a charming summer house, complete with natural light and power. For those with a green thumb, there is a dedicated vegetable patch with raised planters, a greenhouse, a walk-in fruit cage, and an additional timber garden shed.

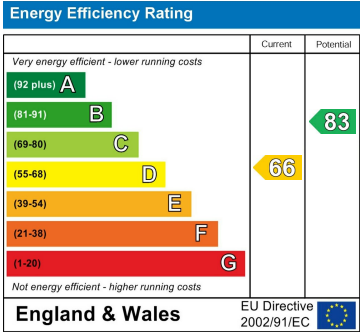
Area Map



Floor Plans



Energy Efficiency Graph



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