

Tenure: Freehold  
 Council Tax Band: New Build  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**£675,000**  
 Asking Price



COTMER ROAD  
 1792 sq.ft. (166.5 sq.m.) approx.



TOTAL FLOOR AREA: 1792 sq.ft. (166.5 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. Made with Metropix ©2025.



## Cotmer Road

Oulton Broad, NR33 9PN

- 4 bedroom detached new build bungalow
- UPVC double glazing throughout
- Energy-efficient Air Source Heat Pump heating
- Ultrafast full fibre broadband
- Two en-suites + family bathroom
- Spacious separate lounge and open-plan kitchen diner
- Off-road parking & EV charging point
- Landscaped rear garden with patio, lawn & planting
- 10-Year New Home Warranty
- Buyers may choose kitchen finishes (subject to timing)

Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
 www.paulhubbardonline.com  
 01502 531218  
 info@paulhubbardonline.com

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e - info@paulhubbardonline.com

t - 01502 531218





### Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

### Entrance Hall

13.12m x 2.15m

A welcoming entrance providing access to all main living spaces, featuring durable flooring and built-in storage for coats and shoes.

### Sitting Room

5.02m x 3.97m

A bright and generously sized reception room, ideal for relaxing or entertaining. Positioned separately from the kitchen diner to offer flexible living zones, and offering direct garden access via sliding doors.

### Kitchen/ Dining Room

5.19m x 3.78m

A contemporary open-plan space fitted with high-spec appliances including an induction hob, oven(s), fridge/freezer, dishwasher, and extractor. Buyers may choose the colour and finish (subject to build stage). Offers plenty of space for dining and socialising.

### Master Bedroom

4.19m x 3.99m

A spacious double room with a large window and fitted wardrobe. Includes a private en-suite bathroom for added convenience.

### Bedroom 2

3.97m x 3.78m

A well-sized double room featuring its own private en-suite bathroom — perfect for guests.

### Bedroom 3

3.54m x 3.23m

Versatile room suitable for use as an additional bedroom, a home office, or hobby space.

### Bedroom 4

3.54m x 3.23m

Versatile room suitable for use as an additional bedroom, a home office, or hobby space.

### Family Bathroom

2.67m x 2.46m

A modern suite finished to a high standard, with the option for buyers to choose tile and fit-out selections at early build stages.

### Garage

7.16m max x 4.85m

Double garage

### Outside

These properties are set back from Cotmer Road, providing a peaceful and private setting. Access is via a shared private driveway, leading to each home situated on a generous plot. Each property features a private rear garden complete with a spacious porcelain-paved patio, a turfed lawn, decorative planting beds, and mature trees. Porcelain pathways offer convenient access from the front parking area to the sides and rear of the homes.

### Agent Note

Reservation Fee & Deposit: To be confirmed. Please contact the agent for further details.

Private Driveway Maintenance: Both properties share responsibility for maintaining the private driveway.

Pumping Station & Servicing: Each property includes a small foul drainage pumping station, with annual servicing recommended.

### Disclaimer

All images are computer-generated (CGI) and are provided for illustrative purposes only. They are subject to change, and actual finishes, materials, and layouts may vary. Floorplans may also be subject to minor modifications, such as the reversal of door hinges or similar adjustments. These visuals are intended solely to convey a general impression of the final product.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.

### Local pictures

The views portrayed in some of the images serve as a depiction of the surrounding locality and is not directly visible from the property.

