

£650,000  
Asking Price



## Cotmer Road

Oulton Broad, NR33 9PN

- Stunning 4 bedroom detached new build bungalow
- Finished to a high standard
- Energy-efficient Air Source Heat Pump
- Ultrafast full fibre broadband
- Two en-suites + family bathroom
- Spacious separate lounge and open-plan kitchen diner
- Off-road parking & EV charging point
- South West facing landscaped rear garden with patio, lawn & planting
- 10-Year new home warranty
- Popular Oulton Broad location

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### 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

A welcoming entrance hall provides access to all of the main living spaces through solid wood doors, including bedrooms 1-4, the family bathroom, kitchen/diner, sitting room, utility room, garage and x2 storage cupboards (housing the heating system). It features durable LVT flooring and a UPVC double glazed window and door to the front aspect.



### Sitting Room

5.02m x 3.97m

Located at the rear of the property, a bright and generously sized reception room, ideal for relaxing or entertaining. Positioned separately from the kitchen diner to offer flexible living zones, with LVT flooring throughout and direct garden access via sliding doors.



### Kitchen/ Dining Room

5.19m x 3.78m

A contemporary open-plan space boasting natural light with UPVC double glazed window to the rear, LVT flooring throughout and fitted with high-spec appliances including x2 ovens, a warming drawer, induction hob, fridge/freezer and a dishwasher. A selection of high quality Wren Kitchen units above and below quartz work surfaces and an under mount sink.

### Utility Room

3.53m x 1.74m

UPVC double glazed door to the side aspect, LVT flooring throughout, base units with quartz work surfaces, under mount sink and space for appliances including a washing machine & tumble dryer.





### Bedroom 1

4.19m x 3.99m

Located at the front of the property, a spacious double room with UPVC double glazed window, carpet flooring throughout and a solid wood door opening to an en suite shower room.

### Bedroom 1 Ensuite

2.17m x 1.74m

UPVC double glazed window to the side aspect, Porcelanosa tile flooring throughout, heated towel rail, mains-fed rainfall shower set within a glass and Porcelanosa tile cubicle, vanity unit comprising toilet with hidden cistern and inset sink.



### Bedroom 2

3.97m x 3.78m

A well-sized double room with UPVC double glazed window to the side aspect, carpet flooring throughout and featuring its own private en-suite shower room, perfect for guests.

### Bedroom 2 Ensuite

2.64m x 1.37m

Roof light, Porcelanosa tile flooring throughout, heated towel rail, mains fed rainfall shower enclosed within a glass and tile cubicle, vanity unit comprising toilet with hidden cistern and inset sink.



### Bedroom 3

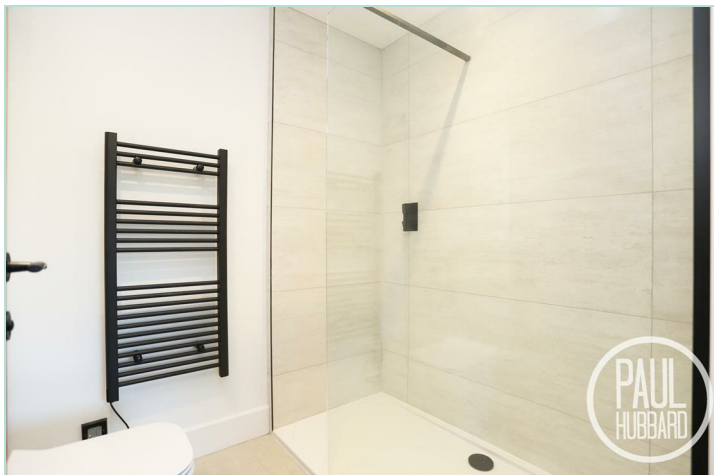
3.54m x 3.23m

A versatile room suitable for use as an additional bedroom, a home office, or hobby spaces. Comprising a UPVC double glazed window to the side aspect and carpet flooring throughout.

### Bedroom 4

3.54m x 3.23m

A versatile room suitable for use as an additional bedroom, a home office, or hobby spaces. Comprising a UPVC double glazed window to the side aspect and carpet flooring throughout.



### Family Bathroom

2.67m x 2.46m

A modern suite finished to a high standard, with UPVC double glazed window to the side aspect, LVT flooring throughout, heated towel rail, bath, mains fed rainfall shower, vanity unit comprising toilet with hidden cistern and inset sink.







### Garage

7.16m max x 4.85m

Adjoined to the property, this double garage features an electric roller door to the front, UPVC double glazed door to the rear, light and power.

### Outside

This property is 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

The front of the property is due to be rendered under the right weather conditions.

### 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.









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) 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		
England & Wales		EU Directive 2002/91/EC

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.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements