



**59 Cotmer Road**  
Oulton Broad, Lowestoft, NR33 9PS  
**£685,000**





**59 Cotmer Road, Oulton  
Broad, Lowestoft, Suffolk,  
NR33 9PS**

This elegant and impressive house has been totally transformed to create an outstanding and unique home, beautifully presented to include a spacious lounge with log burner and a superb dining/family room, both with patio doors leading to the lovely gardens which extend to 0.40 acres, certainly big enough for any family.

The property has undergone an extensive programme of improvement, and there are many attractive features including original wooden floors. In addition, the property has the benefit of a refitted kitchen/breakfast room including a cooking range, utility room and cloaks room, not to mention the superb reception/games room, which has only just been created by the vendors.

Continuing upstairs, you will find a galleried landing with access to a front balcony, and 4 good size bedrooms. There is also a particularly well fitted bathroom and separate shower room providing more than ample facilities. Outside are wonderful gardens which are appropriate for the size of the property, and a recently constructed double garage with remote controlled door.

It is not often quality homes of this nature, become available in this location, and we strongly recommend an early viewing.

**Imposing entrance**

with black and white tiled entrance way, courtesy lighting, composite doorway with glass block sides leading to:-







### **PARTICULARLY SPACIOUS ENTRANCE HALL**

feature Parquet mahogany flooring, 2 radiators, stairs with oak details to first floor, built-in shelved cupboard with electric meters, fuse box, built-in cloaks cupboard, 2 ornamental ceiling roses.



### **SPLENDID LOUNGE**

with a front bay window, upvc double glazing with fitted integral blinds, matching rear patio doors to garden and side window, fireplace with an attractive cream log burner, ornamental beam, feature mahogany Parquet flooring, 2 modern style upright radiators, double doors connecting to:-



### **DINING/FAMILY ROOM**

with feature mahogany Parquet flooring, modern upright radiator with additional radiator, upvc patio doors with integrated blinds to rear garden.





## **RE-FITTED KITCHEN/BREAKFAST ROOM**

fitted in a range of shaker style units in a soft cream finish, one and a half bowl ceramic sink, integrated AEG dishwasher, Range Master stainless steel cooking range, sealed extractor, integrated refrigerator and freezer with front decor panels, radiator, upvc double glazed window overlooking the rear garden.

## **REAR LOBBY**

with upvc door to utility.

## **UTILITY**

fitted in a range of shaker style units in a soft cream finish, fitted worktops, recess and plumbing for automatic washing machine, space for tumble dryer, radiator, upvc double glazed door and window, built-in linen cupboard with slatted shelving, heated towel rail, electric light.

## **DOWNSTAIRS CLOAKROOM**

low level wc, pedestal washbasin, tiled splashbacks, radiator, upvc opaque glazed window.

## **SUPERB GAMES ROOM/SECOND RECEPTION ROOM**

with double aspect windows, upvc double glazing, radiator, extensive inset ceiling spot lighting, Butlers sink with attractive tiling, hot and cold taps.







## **STAIRS TO FIRST FLOOR AND GALLERIED LANDING**

2 radiators, 2 windows, upvc double glazing, upvc door to feature balcony, 3 ornamental ceiling roses.

## **MASTER BEDROOM**

with triple aspect windows, upvc double glazing, 2 radiators, built-in wardrobe cupboard, ornamental ceiling rose.



## **BEDROOM 4**

upvc double glazed window, fitted blinds, radiator, built-in wardrobe cupboard, ornamental ceiling rose.

## **BEDROOM 3**

upvc double glazed window, fitted blinds, radiator, ornamental ceiling rose.

## **BEDROOM 2**

double aspect windows, upvc double glazing, 2 radiators, extensive inset ceiling spot lighting, fold down ladder access to:

## **USEFUL ATTIC ROOM**

double glazed velux window, inset spot lighting and power, fully carpeted.

## **FAMILY BATHROOM**

cased bath, hot and cold shower mixer, Triton instant shower unit, shower screen, east maintenance shower boarding, pedestal washbasin, low level wc, heated towel rail/radiator, 2 windows with upvc opaque glazing.





### SEPARATE SHOWER ROOM

with a double walk-in shower cubicle, thermostatic Power shower with overhead drencher and riser shower unit, shower boarding, extractor fan, low level wc, double his and hers washbasins with fitted cabinet below, modern style radiator/towel rail, upvc opaque glazed window.

### NOTE:

The property has feature oak doors throughout, new fitted carpets to the first floor, alarm system, recent conversion of garage to provide second reception room.

### OUTSIDE

To the front, impressive set of ornamental iron gates providing access to a feature circular driveway together with lawned areas, established hedgerows, lantern light. To both sides of the property are gates and fencing providing access to lovely large gardens laid mainly to lawn, fully enclosed by concrete posts and timber fencing, adjacent to the property are patio areas, timber summer house, towards the end of the garden is a raised rockery with waterfall and garden pond, further paved patio and summer house, raised vegetable planters, timber garden stores, childrens play area.



### RECENTLY CONSTRUCTED DOUBLE DETACHED GARAGE

22'3" x 21'9" (6.80 x 6.65)

of brick and tile construction with ample power and light, high level roof storage space, Upvc window, Composite personal door, remote control double width roller door.

### COUNCIL TAX BAND

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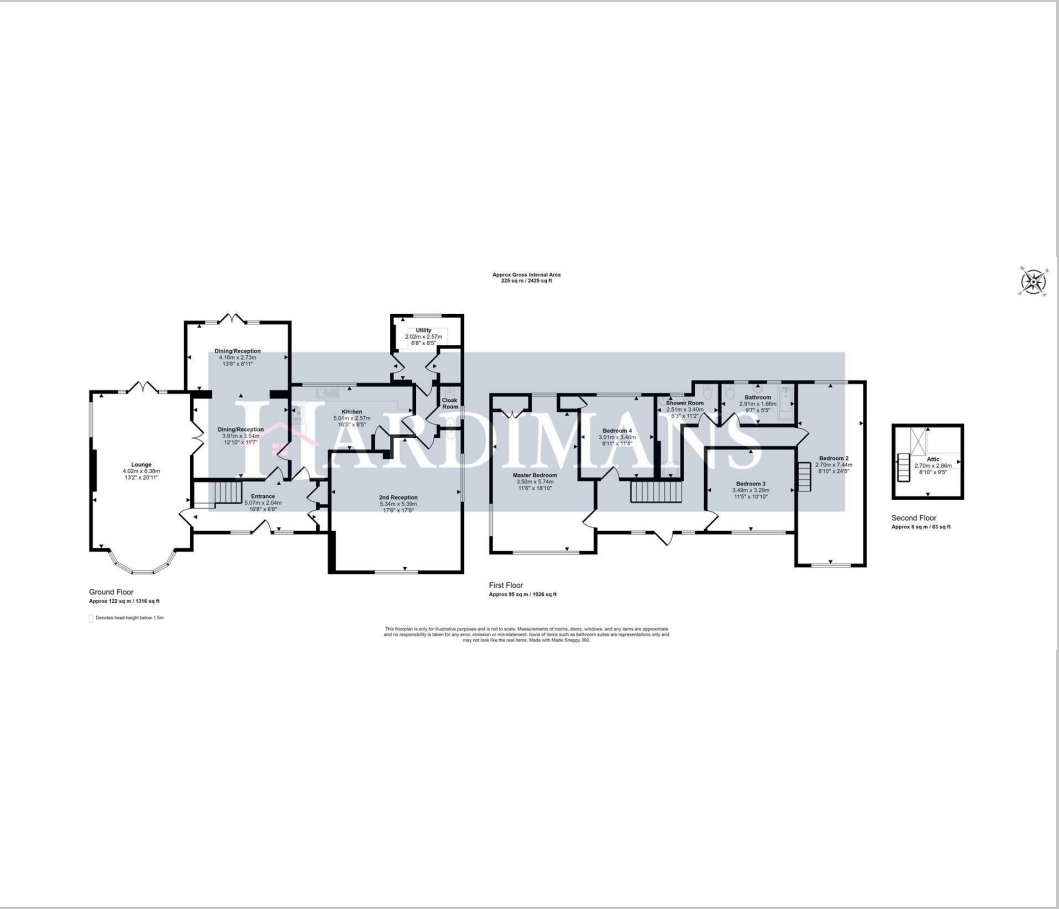








Floor Plan

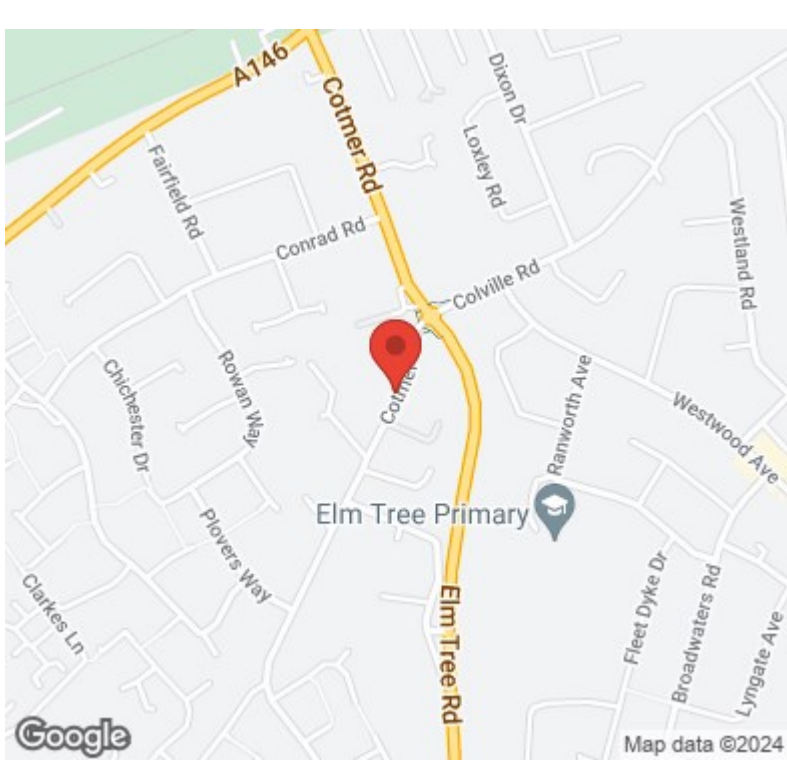


Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

