



Buttermere Way, Carlton Colville Lowestoft NR33 8FF

welcome to

Buttermere Way, Carlton Colville Lowestoft

****PERFECT FOR FIRST TIME BUYERS**** William H Brown are delighted to present this Two Bedroom property on Buttermere Way. Located in the heart of Carlton Colville, with ample amenities within close proximity, this home is superbly situated. Please call 01502 585998 to book a viewing today!



William H Brown are pleased to offer this TWO bedroom home on Buttermere Way. Based in the extremely popular location of Carlton Colville, this property offers easy access to local amenities, such as shops as well as schools. The property offers good living space throughout and has been decorated to a good standard. On the ground floor, the entrance hall offers access to a well maintained kitchen and a spacious lounge, it also offers a downstairs WC. The lounge offers access through double doors to the extremely private rear garden, which also has rear gated access leading to allocated parking spot to rear. On the first floor, the property allows for a large landing space, with two spacious bedrooms double bedrooms off. It also contains a family bathroom, with bath and overhead shower. This property is an absolute must see, and a great chance to get on the property ladder. Please call 01502 585998 to book a viewing and avoid missing out on this superb home.

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to Lounge, WC and Kitchen, Radiator, Tiled flooring.

Downstairs Wc

Double glazed window to Front aspect, Toilet, Wash hand basin, Radiator, Tiled flooring.

Lounge

14' 11" x 14' Max (4.55m x 4.27m Max)

Double glazed French doors to Rear aspect, Built in storage cupboard, Power points, Laminate wood effect flooring.

Kitchen

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to Front aspect, Fitted Kitchen units with work surfaces, Sink and drainer unit, Integrated Electric Hob and Oven with overhead Cooker hood, Space for 50/50 Fridge freezer unit, Plumbing for washing machine, Radiator, Power points, Tiled flooring.

First Floor

Landing

Doors to Bedrooms 1 and 2, Access to Family Bathroom, Loft hatch, Carpeted stairs and landing area.

Bedroom 1

12' x 9' 4" (3.66m x 2.84m)

Double glazed window to Front aspect, Double Bedroom, Two built in wardrobes, Built in storage cupboard, Power points, Radiator, Carpet flooring.

Bedroom 2

12' Max x 7' 3" (3.66m Max x 2.21m)

Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with overhead shower and shower screen, Towel radiator, Vanity unit, Tile effect flooring.

Outside

Front Garden

Pathway leading to Front door of the property with slate to side aspect with fencing, Bin storage to the front.

Rear Garden

Patio leading to Grass with pathway, fencing surround, Rear gate access leading to allocated parking space.



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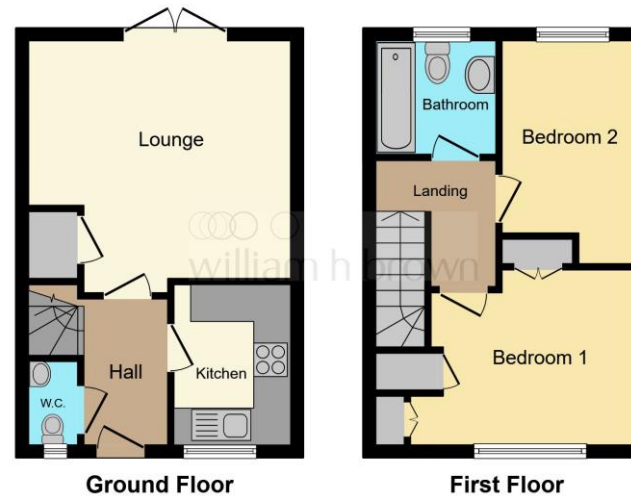
welcome to

Buttermere Way, Carlton Colville Lowestoft

- Two Double Bedroom Home
- ** Ideal First Purchase **
- Allocated Parking Space
- Downstairs WC and Family Bathroom
- Close to Local Amenities
- Desirable Carlton Colville Location
- Modern Kitchen with Integrated Electric Oven, Hob and Cookerhood

Tenure: Freehold EPC Rating: Awaited

£170,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108442 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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