



**Buttermere Way, Carlton Colville Lowestoft NR33 8FF**



**welcome to**

**Buttermere Way, Carlton Colville Lowestoft**

William H Brown are thrilled to present this FOUR Bedroom DETACHED Family Home located on Buttermere Way - situated in the popular Carlton Colville. The home comes with a brickweave driveway leading to Garage and benefits from an Enclosed Rear garden with laid lawn and decking.



**William H Brown are proud to present this modern FOUR Bedroom DETACHED family home, situated in the heart of Carlton Colville on Buttermere Way. Where the property is situated provides easy access to both the A1146 and A12, with an array of local amenities such as the Gateway Retail Park in Pakefield and the popular Oulton Broad, both of which are a 5 minute drive. The property itself is accessible via a welcoming entrance hall, which provides access to the reception rooms of the Ground floor as well as a handy downstairs WC, with stairs to the First floor landing. The Lounge is spacious, able to accommodate a range of furniture and French doors leading out to the Rear Garden. This is fully enclosed via fenced surround and has a decking area with laid lawn and space for a hot tub. There is also Side access to the driveway and A separate Dining room interlinks with the Modern Kitchen - ideal for entertaining guests or busy everyday family living. Upstairs, the main bedroom not only boasts its ensuite shower room, but is complete with built in wardrobe space. The three additional bedrooms also have great facility access to the family bathroom. The home would really suit those who have a family, or those who work from home as the space and set up accommodates options on how to utilise depending on buyer needs. Please call us on 01502 585998 TODAY to schedule a viewing and to find out further details!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Access to Downstairs WC, Dining Room, Lounge, Stairs leading to First floor landing, Storage cupboard, Radiator, Tiled flooring.

#### **Downstairs Wc**

WC, Wash hand basin, Radiator, Tiled flooring.

#### **Lounge**

10' 10" x 20' 5" ( 3.30m x 6.22m )  
French doors leading out to Rear garden, TV and Power points, Two radiators, Carpet flooring.

#### **Dining Room**

8' 8" x 7' 11" ( 2.64m x 2.41m )  
Double glazed window to Front aspect, Entrance to Kitchen, Power points, Carpet flooring.

#### **Kitchen**

Irregular Shaped Room 11' 5" Max x 15' 1" Max ( 3.48m Max x 4.60m )  
"L Shaped Room", Double glazed window to Rear aspect, Double glazed Rear door, Fitted Kitchen units with work surfaces, Sink and drainer unit, Gas Hob, Cookerhood, Built in Electric Oven, Radiator, Power points, Tiled flooring.

### First Floor

#### **Landing**

Access to all Bedrooms, Bathroom and Airing cupboard, Loft access, Carpet flooring.

#### **Bedroom 1**

10' 11" Inclusive of Wardrobe x 10' 10" ( 3.33m Inclusive of Wardrobe x 3.30m )  
Double glazed window to Rear aspect, Double Bedroom, Door to Ensuite, Power points with USB points, Built in Wardrobe, Radiator, Carpet flooring.

#### **Ensuite**

Double glazed window to Rear aspect, WC, Wash hand basin, Vanity unit, Walk in Shower, Tiled

flooring.

#### **Bedroom 2**

10' 10" x 9' 2" ( 3.30m x 2.79m )  
Double glazed window to Front aspect, Built in shelves, Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

12' 5" x 8' 2" ( 3.78m x 2.49m )  
Double glazed window to Rear aspect, Built in shelves, Radiator, Power points with USB capability, Carpet flooring.

#### **Bedroom 4**

8' 2" x 7' 8" ( 2.49m x 2.34m )  
Double glazed window to Front aspect, Built in shelves, Power points, Radiator, Carpet flooring.

#### **Bathroom**

Double glazed window to Front aspect, WC, Wash hand basin, Bath, Vanity unit, Radiator, Towel rail, Lino flooring.

### Outside

#### **Front Garden**

Gravel driveway currently utilised for storage for caravan and access to Front door, tarmac to side leading to Brickweave driveway and Garage with Side access gate to Rear garden, External sockets.

#### **Rear Garden**

Enclosed via wooden fence surround, Steps up leading to Decking, Side gate leading to Driveway/Garage, Laid lawn, External Sockets, Shed with Power and Lighting, Hot tub.

#### **Garage**

Power and lighting.

#### **Additional Information**

- Hot tub included in sale
- Solar panels on roof - heats hot water and is stored in a tank in the airing cupboard.



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welcome to

## Buttermere Way, Carlton Colville Lowestoft

- Four Bedroom DETACHED Family Home
- Driveway and Garage
- Separate Lounge and Dining Room
- Main Bedroom with Fitted Wardrobes and Ensuite
- Enclosed Rear Garden with Decking and Laid Lawn
- Handy Downstairs WC
- Neutral Schemed Kitchen with Integrated Gas Hob and Electric Oven
- Sought-After Carlton Colville Location

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



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:  
LOW108708 - 0002

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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.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**