



No.52

The village of Butterwick is popular with all ages, and although only 4 miles from the town, it benefits from a good range of amenities to include a primary school, shop, fish and chip shop, pub and playing field.

Offered with no onward chain, this beautifully well presented property has been so well maintained over the years, that it has had it's roof replaced in 2020, a fibreglass roof over the garage replaced in 2019, and a fantastic covered driveway finished in 2021 that provides ample off road parking for several cars.

Neutrally decorated throughout, this much-loved family home has an attractive parquet flooring in the hall, a lounge-diner, plus a uPVC conservatory to the rear that overlooks an attractive garden with well-stocked borders and a lovely open aspect over fields beyond. The kitchen and bathroom are modern, and there is a cloakroom and utility room off the kitchen as well as a pantry. Each of the three bedrooms have built-in wardrobes.

EPC - E

Council Tax Band - B

Freehold

Oil Heating and Mains Drainage



A uPVC front door opens into the **Entrance Hall** – Having a parquet flooring, staircase to the first floor accommodation and a radiator

Lounge-Diner 8.44 m x 2.98 m maximum - Has a uPVC window to the front aspect with fitted blinds, a radiator and a feature brick fireplace with display shelving. The lounge flows through to the **dining room**, which has uPVC French doors through to the conservatory and a serving hatch to the kitchen as well as a radiator.

Conservatory 2.76 m x 2.76 m – of uPVC and brick construction, with uPVC door to side aspect, tiled floor and a radiator.

Kitchen 3.52 m x 2.78 m – Has a uPVC window to the rear aspect, a tiled floor and central ceiling light point. A built-in pantry has shelving and power points and there is also an under stairs storage cupboard. The kitchen units comprise a range of wood grain effect work surfaces, with modern, handleless drawer and cupboard units at both base eye-level. There is space and point for an electric cooking range with an extractor fan over and a single drainer stainless steel sink unit with mixer tap over and wall tiling where appropriate.



Utility Room 2.20 m x 1.96 m – Has uPVC windows to the side and rear aspects and a part glazed door to the rear aspect. There is work surface space with plumbing beneath for a washing machine, tumble dryer and dishwasher.

Cloakroom – Fully tiled with window to the side aspect and a radiator and comprising a modern suite of wash basin with mixer tap over and cupboards beneath and a low flush WC.

Landing – Has a uPVC window to the side aspect and a loft access to a part boarded loft with light.

Bathroom – Has a uPVC window to the rear aspect and fully tiled walls. The bathroom comprises a modern three-piece white suite of panel bath with mixer shower over, pedestal wash hand basin and low flush WC.

Bedroom One 4.69 m x 3.28 m - Has a uPVC window to the front aspect with fitted blinds, a radiator and a range of built-in bedroom furniture to include wardrobes, drawers and cupboard units.

Bedroom Two 3.46 m x 3.30 m – Having a uPVC window to the rear aspect with fitted blind, a radiator and a range of fitted bedroom furniture to include wardrobes and dressing table with a built-in linen cupboard.

Bedroom Three 2.63 m x 2.29 m – Has a uPVC window to the front aspect, radiator and built-in wardrobe.

To the front of the property an extensive driveway which was done in 2021. It provides ample off-road car parking for several vehicles and leads to the :
Single Garage – Having an up and over door, light and power.

The rear garden enjoy some fantastic open views over neighbouring countryside to the rear and is later lawn with well stocked borders planted with a wide range of spring bulbs, flowering cottage garden style plants and shrubs. The sale of the property also includes a timber shed.

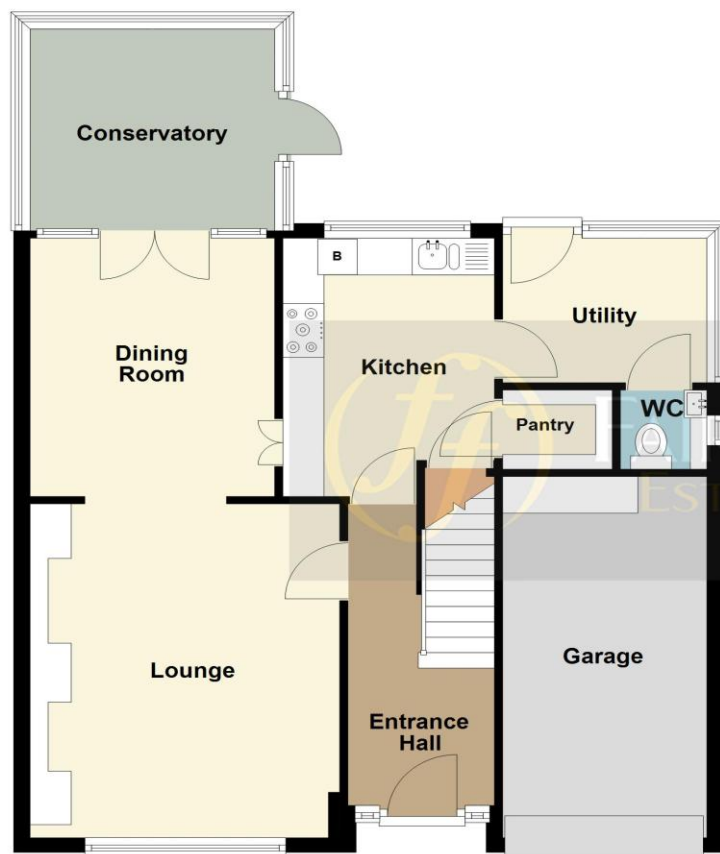
The property cannot complete until a Grant of Probate has been received. The property is well maintained, and the garage has a fibreglass roof which is still under guarantee, having been replaced in only 2019. The seller informs us that the oil tank has also been replaced in recent years and the main roof of the property was replaced in 2020.





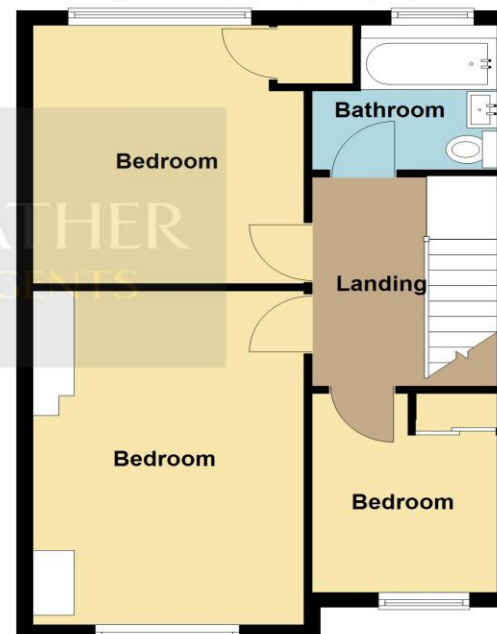
Ground Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 120.5 sq. metres (1296.8 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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