

Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk

| 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 |         |                            |
|                                             | 73      | 79                         |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£178,000  
Asking Price



## Buttercup Close Lowestoft, NR33 8NX

- Two-bedroom semi-detached house
- Bright sitting room with good natural light
- Practical kitchen with scope for improvement
- Spacious conservatory overlooking the garden
- Modern shower room
- Private rear garden ideal for relaxing or entertaining
- Potential to add value and put your own stamp on the property
- Close to shops, schools, and local amenities
- Off road parking and garage
- Ideal for first-time buyers, downsizers, or investors



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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 and 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



### Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

### Entrance porch

Entrance door to the front aspect, carpet flooring throughout and a door opening to the sitting room.

### Sitting room

5.82m x 4.46m  
UPVC double glazed window to the front aspect, carpet flooring throughout, X2 radiators, stairs leading to the first floor landing, a storage cupboard and doors opening to the kitchen and conservatory.

### Kitchen

2.45m x 2.23m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, units above and below, stainless steel sink with drainer, integrated oven, hob and extractor fan, spaces for a fridge/ freezer, washing machine and a pantry cupboard.

### Conservatory

2.28m x 2.18m  
UPVC double glazed windows surround, carpet flooring throughout and a door opening to the rear garden.

### Stairs leading to the first floor landing

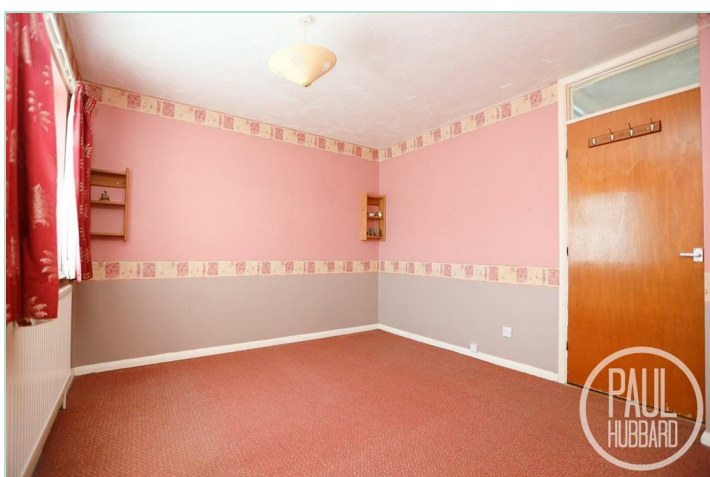
UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to the bathroom and bedrooms 1-2.

### Bedroom 1

4.47m x 3.08m  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a storage cupboard housing the boiler.

### Bedroom 2

2.58m x 2.44m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a loft hatch.



### Bathroom

1.88m x 1.65m  
UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, a radiator, toilet, pedestal wash basin and a walk in shower.

### Outside

The front garden is laid to lawn with a variety of plants and shrubs, enclosed by fencing with gated access leading to the rear of the property.

The rear garden features a patio area leading onto a laid lawn, bordered by flower beds, plants, trees, and shrubs. It is enclosed with a brick surround and includes a storage unit, an outside tap and a garage with off road parking.

### Agent note

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

### 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. Call or email in today to arrange your free, no obligation quote.

