



Buttercup Close, Carlton Colville, Lowestoft

Guide Price £190,000 Freehold

Energy Efficiency Rating : C

- ✓ No Chain!
- ✓ Open Plan Living
- ✓ Modern Fitted Kitchen
- ✓ Two Bedrooms
- ✓ Luxury Family Bathroom
- ✓ Central Heating & Double Glazing
- ✓ Enclosed Lawned Gardens
- ✓ En-Bloc Garage & Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



NO CHAIN. Sold with VACANT POSSESSION or with TENANT IN SITU at £800 PCM - offering close to a 5% yield. This MODERN mid-terrace home is tucked away with PRIVATE LAWNED GARDENS and a CONTEMPORARY INTERIOR with a RE-FITTED MODERN KITCHEN and LUXURY FAMILY BATHROOM with feature SPLIT FACED TILING. Internally a porch entrance leads to the OPEN PLAN sitting/dining room with DUAL ASPECT views and doors to the rear garden, with BUILT-IN STORAGE, and access to the MODERN KITCHEN. Upstairs TWO BEDROOMS lead off the landing, with BUILT-IN STORAGE to the main bedroom, and the FAMILY BATHROOM adjacent. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is ready for occupation.

LOCATION

Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

DIRECTIONS

You may wish to use your Sat-Nav (NR33 8NW), but to help you...Coming from the A146 out of Oulton Broad, follow on the Beccles Road, and at the roundabout take the second exit which will lead you to a second

roundabout. Taking the second exit following the A146 continue taking the right hand turning on to Hollow Grove Way, taking the first right on to Mallow Way, and left onto Buttercup Close. Follow the road to the end of the road, where the property can be found on the right hand side.

With a low maintenance front garden, a hard standing footpath leads to the main entrance door. Residents parking can be found opposite, whilst a gated rear access leads to the garden. The property also benefits from an En-bloc garage with parking space in front.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled effect flooring, door to:

SITTING/DINING ROOM

19' 1" x 14' 8" Max (5.82m x 4.47m) Wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed sliding patio door to rear, television and telephone points, stairs to first floor landing, built-in storage cupboard, coved ceiling, opening to:

KITCHEN

8' x 7' 4" (2.44m x 2.24m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, space for fridge, space for washing machine, wood effect flooring, uPVC double glazed window to rear, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling, doors to:

DOUBLE BEDROOM

11' 5" x 10' 2" (3.48m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to front, wall mounted gas fired central heating boiler, built-in storage cupboard, built-in airing cupboard, coved ceiling.

BEDROOM

8' 8" x 8' 1" Max (2.64m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling with loft access hatch.

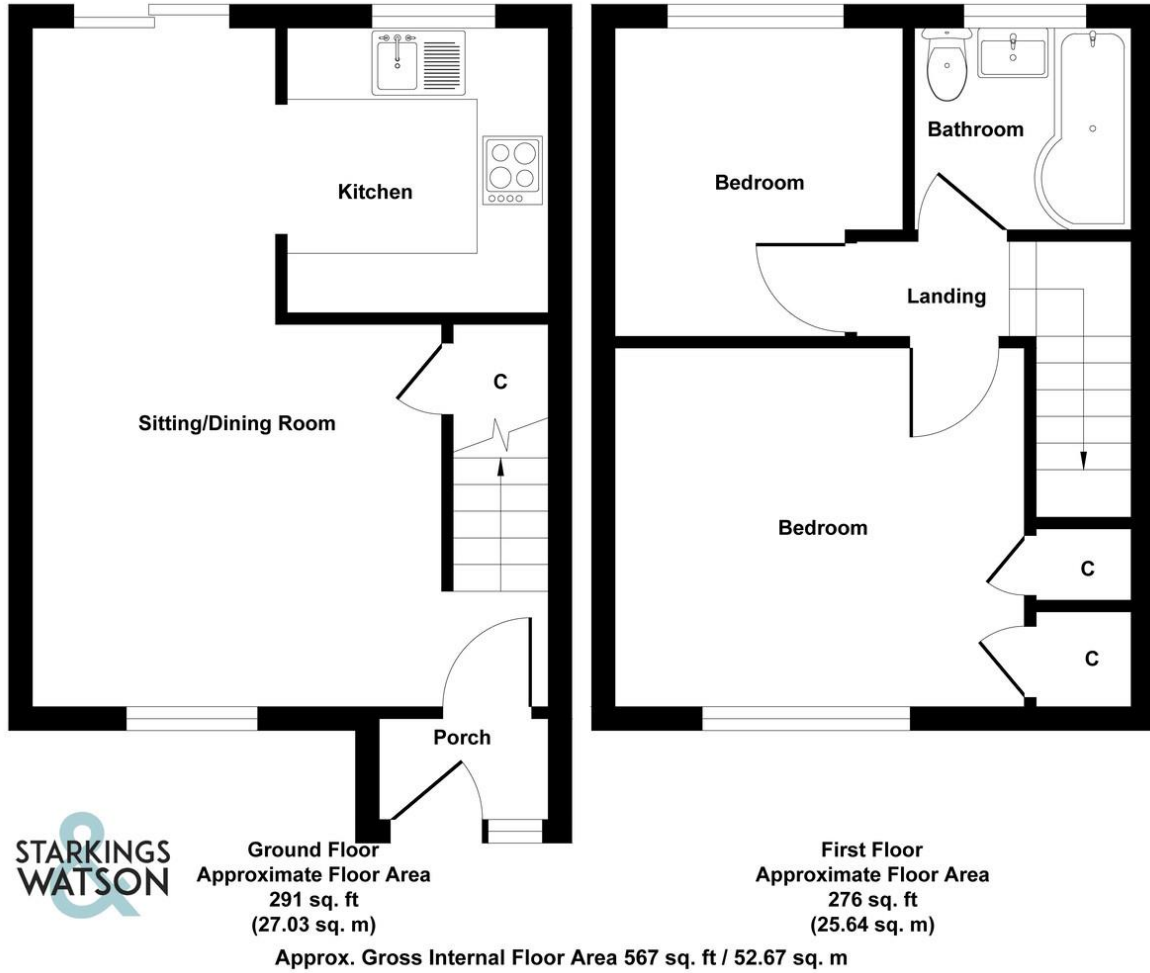
FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

OUTSIDE

With a bright and sunny aspect, the rear garden is mainly laid to lawn, with enclosed timber fenced boundaries and a timber built storage shed. A hard standing patio extends to the width of the house, whilst the garden offers potential for further planting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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