



38 Buttermere Way, Carlton Colville

Offers Over £300,000

38 Buttermere Way

Carlton Colville, Lowestoft

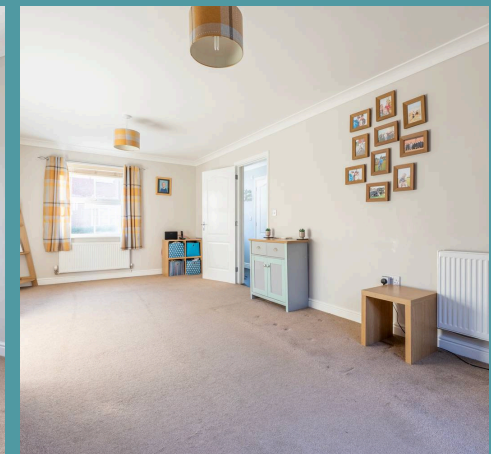
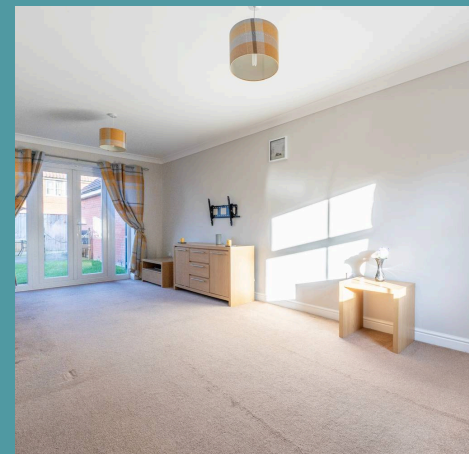
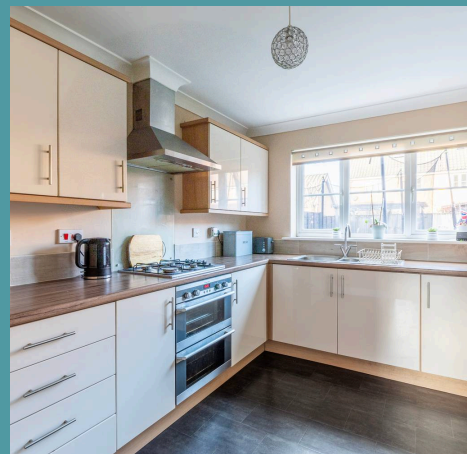
Introducing this beautiful 4-bedroom detached house nestled in the highly sought-after area of Carlton Colville. It presents an exciting opportunity for families and professionals seeking a spacious and modern living environment. Boasting a prime location with convenient access to local amenities and excellent transport links, this property offers an enticing combination of comfort and practicality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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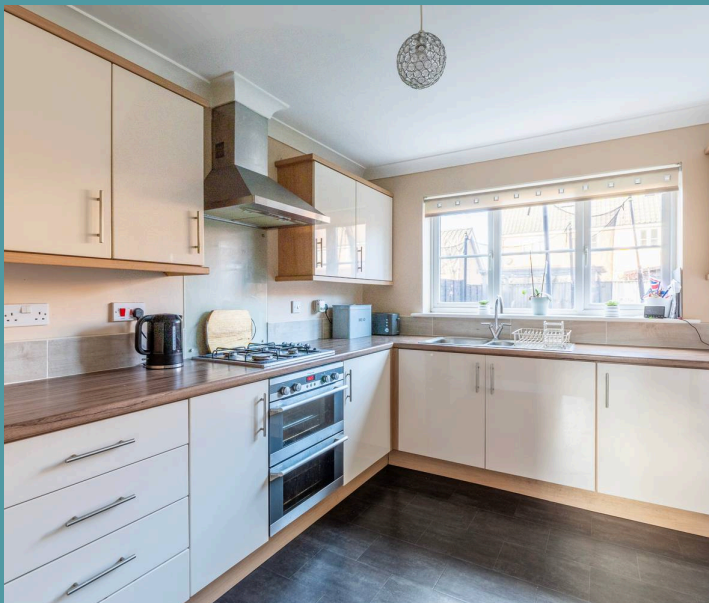
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Location

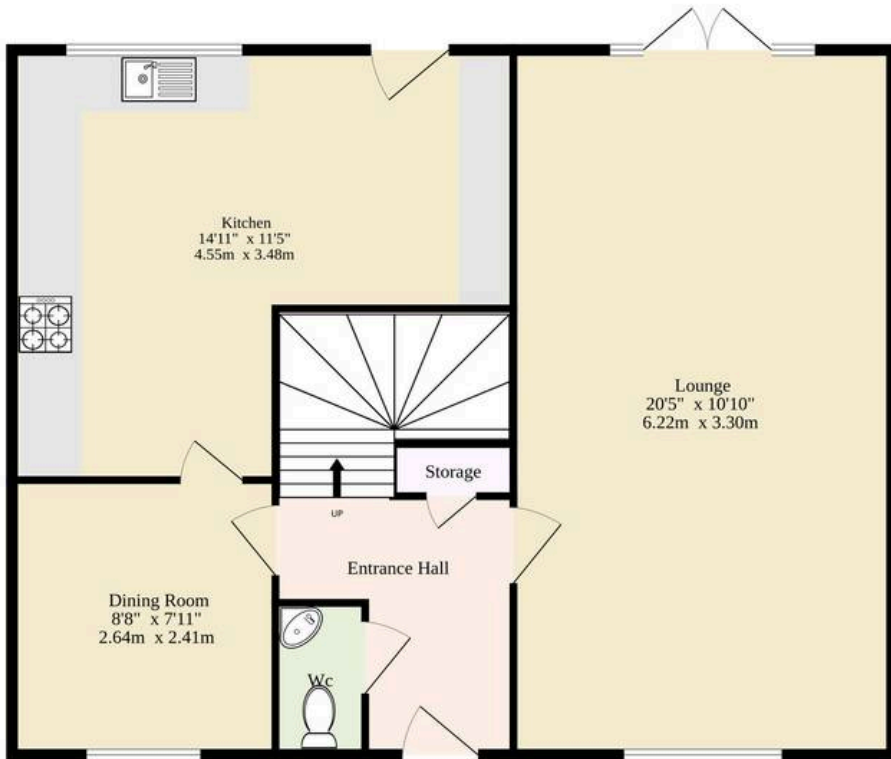
Located in the sought-after area of Carlton Colville, Buttermere Way enjoys a peaceful residential setting while offering convenient access to a range of amenities. This desirable location is perfect for families and professionals alike, with well-regarded schools, local shops, and excellent transport links nearby. Just a short drive from the bustling town of Lowestoft, residents can enjoy beautiful sandy beaches, a variety of restaurants, and vibrant community events. Nature lovers will appreciate the proximity to Carlton Marshes Nature Reserve, providing scenic walking trails and wildlife spotting opportunities. With its ideal blend of tranquillity and accessibility, Buttermere Way is a fantastic place to call home.

Buttermere Way

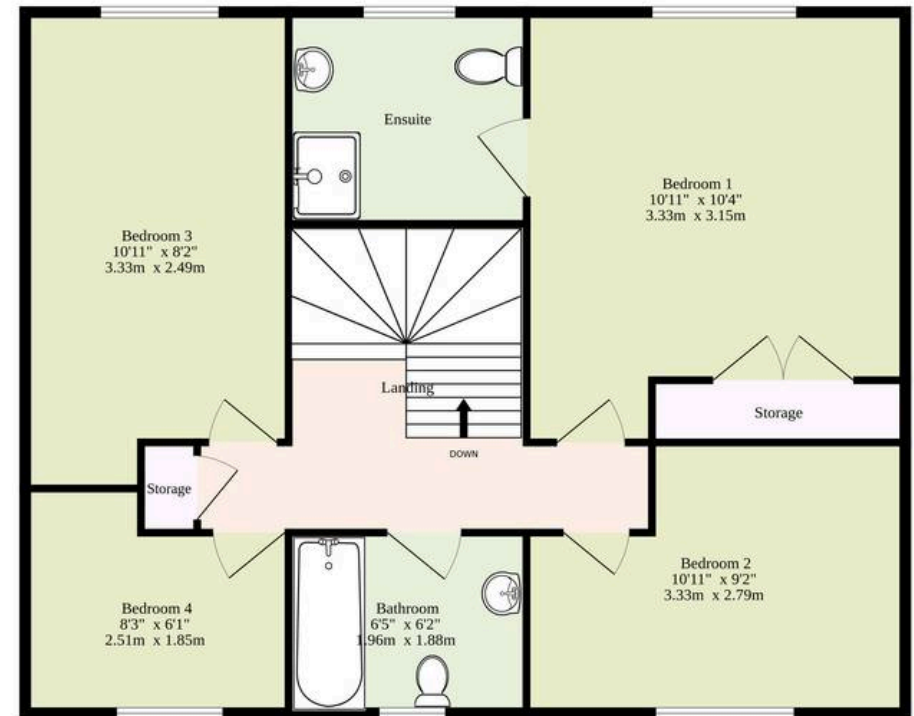
Upon entering, you are greeted by a welcoming entrance hall featuring lino flooring, providing a glimpse of the meticulous attention to detail evident throughout the home. The ground floor showcases a generously proportioned living room, a separate dining area, and a contemporary fitted



Ground Floor
513 sq.ft. (47.7 sq.m.) approx.



1st Floor
372 sq.ft. (34.6 sq.m.) approx.



Sqft Excludes Landing And Ensuite

TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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