

£230,000  
Guide Price



## Buttermere Way

Carlton Colville, NR33 8FF

- Semi detached town house set over 3 floors
- Chain free
- Off road parking & detached garage
- 3 separate bedrooms
- Master bedroom with en-suite shower room
- Ground floor cloakroom
- Spacious lounge/diner
- Tucked away in a private yet popular location
- Modern décor throughout
- Close to local amenities & shops





### 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 Hall

Entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and doors opening to the kitchen, cloakroom & lounge/diner.



### Kitchen

3.11 x 1.79

Laminate flooring, UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, tile splash backs, built-in oven, gas hob, extractor hood, gas boiler and spaces for a fridge freezer & washing machine.

### Lounge/Diner

4.32 max x 3.90 max

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard, space for a table & chairs if desired and UPVC French doors open to the rear garden.



### Cloakroom

0.81 x 1.5

Laminate flooring, radiator, toilet, pedestal wash basin with a mixer tap, tile splash backs, extractor fan and the consumer unit.

### Stairs leading to the first floor landing

Fitted carpet, radiator, stairs leading up to the second floor landing and doors opening to bedrooms 2-3 and the family bathroom.



### Bedroom 2

3.90 max x 3.0 max

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and a built-in airing cupboard.

### Bedroom 3

2.83 max x 2.13 max

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Bathroom

1.92 x 1.89

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and tile splash backs.

### Stairs leading to the second floor landing

Fitted carpet, timber frame Velux window and a door opens into bedroom 1.

### Bedroom 1

3.62 max x 3.91 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, x2 built-in wardrobes, eaves storage and a door opens into the en-suite shower room.



### En-suite shower room

2.09 x 1.87

Vinyl flooring, timber frame Velux window, radiator, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap and a mains-fed shower set into a cubicle enclosure.

### Outside

The property features a brick weave driveway providing off-road parking, a detached brick-built garage with an up-and-over door, outdoor lighting, a water tap and gated side access to the rear. The front includes a welcoming main entrance door.

The rear garden offers a spacious patio area, a well-maintained lawn, a mature tree and a timber storage shed, all fully enclosed by a panel fence for privacy.

### 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.







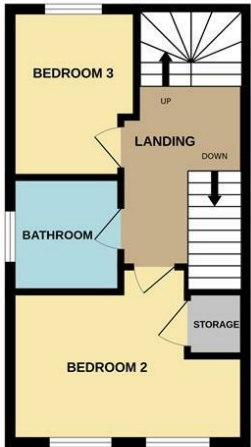
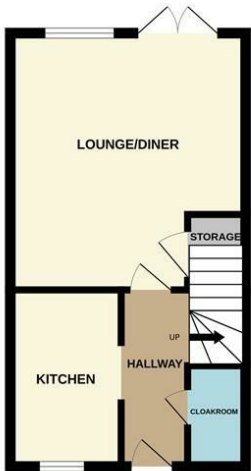
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |               |                            |
|---|---------------|----------------------------|
|   | Current       | Potential                  |
| Very energy efficient - lower running costs |               |                            |
| (92 plus) A                                 | <div>79</div> | <div>90</div>              |
| (81-91) B                                   |               |                            |
| (69-80) C                                   |               |                            |
| (55-68) D                                   |               |                            |
| (39-54) E                                   |               |                            |
| (21-38) F                                   |               |                            |
| (1-20) G                                    |               |                            |
| Not energy efficient - higher running costs |               |                            |
| England & Wales                             |               | EU Directive<br>2002/91/EC |

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.

2ND FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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