



44 Buttermere Way, Carlton Colville

Offers in Region of £325,000

44 Buttermere Way

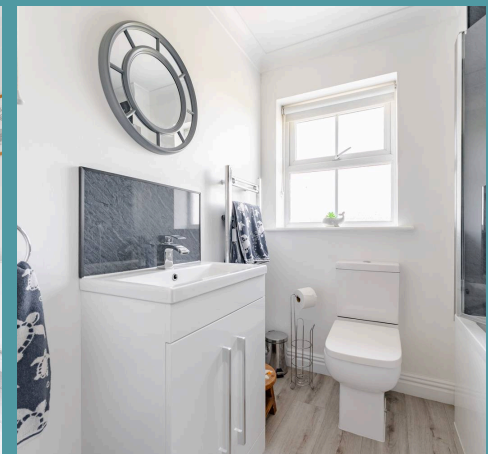
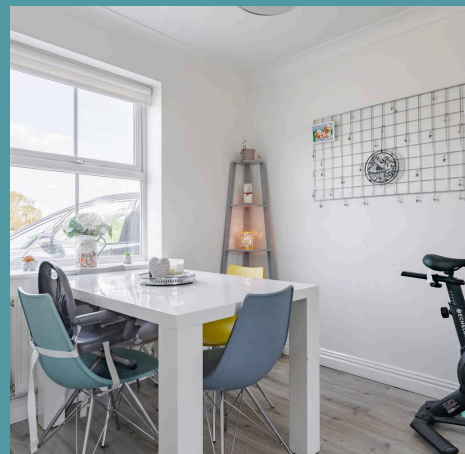
Carlton Colville, Lowestoft

Start creating lasting memories in a home that truly captures the essence of comfortable and stylish living. Within the sought-after location of Carlton Colville, this detached residence is the perfect family home that has recently been renovated. Showcasing an open-plan kitchen/dining room, a spacious sitting room, four bedrooms, a private en-suite and a family bathroom. Externally, you will find a well-maintained and enclosed garden, a driveway and a garage. Experience a lifestyle of comfort and ease, within a close-knit community feel.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.



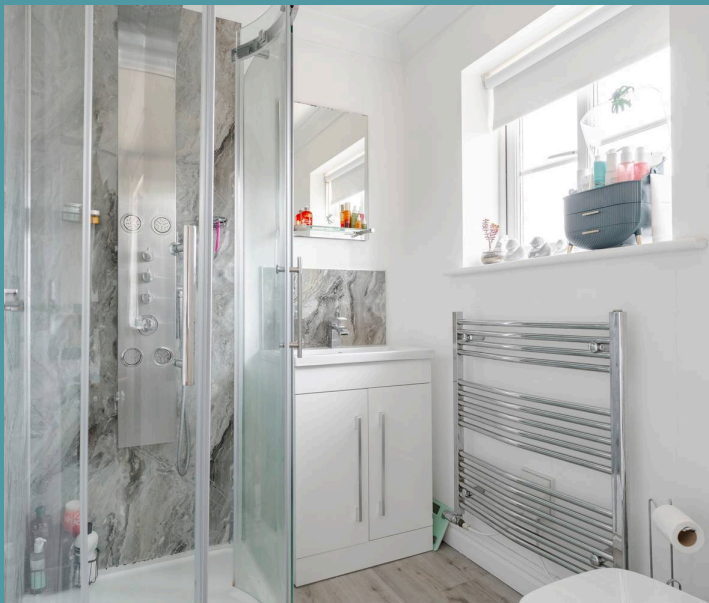


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Upon entering this beautiful family home, you are greeted by a welcoming ambience that flows seamlessly throughout. The kitchen/dining room serves as the heart of the home, equipped with modern fixtures and fittings that are designed to elevate your cooking experience. Including contemporary wall and base units, a tap installed with a water softener, appliances, a utility area and plenty of storage. The dining area encourages intimate family meals or socialising with loved ones. The spacious sitting room flaunts French doors that fill the room with an abundance of natural light. This comfortable and stylish space invites relaxation and entertaining.

Ascend to the first floor, where you will encounter four bedrooms, each varying in size to accommodate different lifestyles and preferences. The master bedroom features a private en-suite, providing a touch of luxury and convenience. The additional bedrooms are equally charming, offering ample space for family members or guests. A well-appointed family bathroom serves the remaining bedrooms, comprising of a modern three piece suite.





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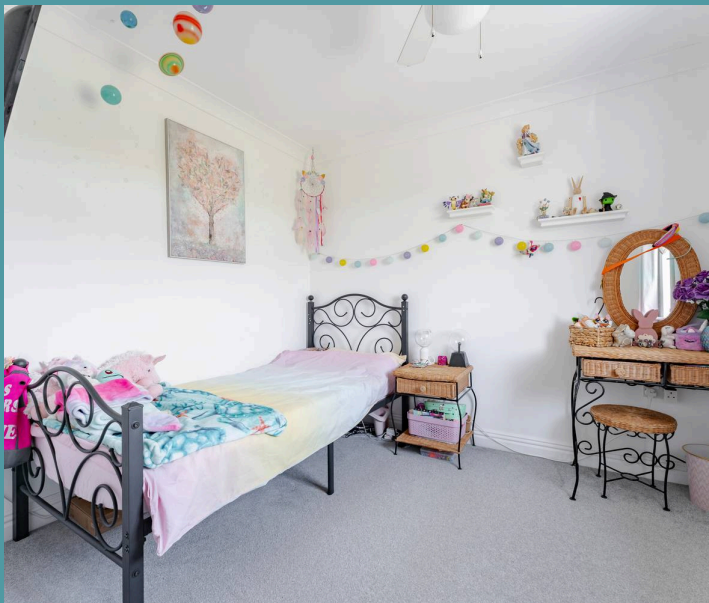
Carlton Colville, Lowestoft

Outside, the property features a fully enclosed garden that has been well-maintained. It is predominantly laid to lawn, with a patio area and a decked terrace, creating the perfect spot for outdoor seating arrangements or even the possibility of placing a hot tub for ultimate relaxation. At the front of the residence is a driveway providing off-road parking, whilst the garage offers storage options.

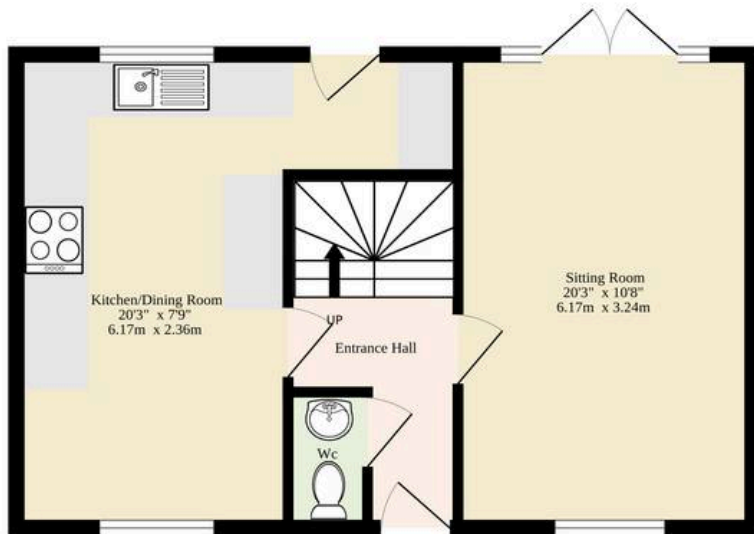
Agents note

Freehold

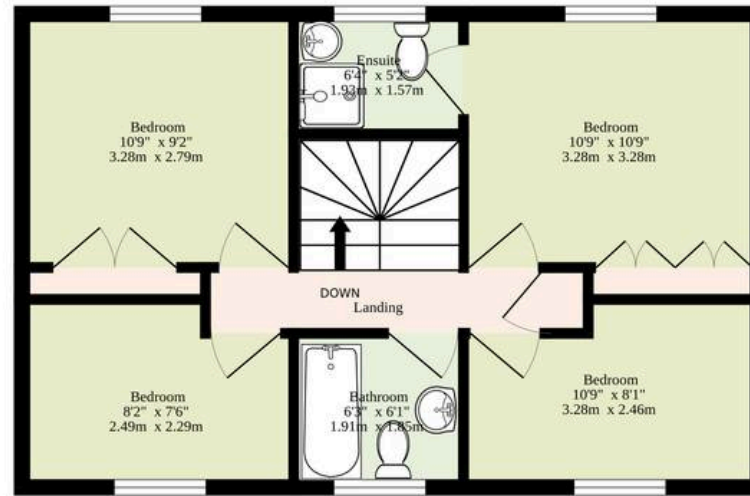
- Detached residence in the sought-after area of Carlton Colville
- Beautiful family home with flexible and spacious accommodation to adapt to your own preferences and style
- Kitchen/dining room equipped with modern fixtures and fittings designed to elevate your cooking experience
- Spacious sitting room with French doors, inviting relaxation and entertaining
- Four bedrooms that vary in size, a private en-suite and a family bathroom
- Well-maintained and fully enclosed garden, with a decked terrace for seating arrangements or a hot tub
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, transport links and healthcare facilities



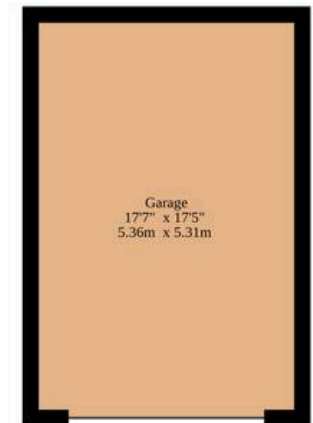
Ground Floor
474 sq.ft. (44.0 sq.m.) approx.



1st Floor
441 sq.ft. (41.0 sq.m.) approx.



Garage
309 sq.ft. (28.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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