



12 Buttercup Close, Carlton Colville
Lowestoft

Minors & Brady



12 Buttercup Close

Carlton Colville, Lowestoft

A semi-detached residence positioned on a quiet Carlton Colville road, offering a well-balanced home for first-time buyers, families, or investors. The interior is thoughtfully arranged with three bedrooms, a modern wet room, and a brand-new kitchen that flows seamlessly into the dining area and light-filled conservatory, creating spaces for everyday living and entertaining. Outside, the large private garden features a patio, artificial lawn, planted beds, and a generous storage shed, complemented by a paved driveway for off-road parking. Combining comfort, practicality, and a desirable location, this home is ready to adapt to your lifestyle.

- Semi-detached residence positioned down a quiet residential road in the desirable area of Carlton Colville
- Suitable choice for first-time buyers, families or investors, looking for a home within close proximity to essential amenities
- Well-presented interior that can easily adapt to your own preferences and style
- Living room that invites relaxation and entertaining, flowing into the light-filled conservatory that offering views of the garden
- Open-plan kitchen/dining room creating an effortless flow for everyday living and hosting
- Brand-new kitchen equipped with quality cabinetry, an integrated double oven, an induction hob, a dishwasher, fridge/freezer and plumbing for a washing machine
- Three bedrooms offering comfort and privacy, one with a range of built-in wardrobes and storage cupboards
- Modern wet room featuring a basin vanity and a toilet, with plenty of built-in storage
- A large, private garden featuring a patio for seating arrangements, an artificial lawn, planted beds and a large storage shed
- A paved driveway providing off-road parking





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Location

Buttercup Close is a quiet residential cul-de-sac in Carlton Colville, a suburb just south of Lowestoft in Suffolk. Within a short walk or drive, residents can reach local shops along Ashburnham Way and London Road, which include convenience stores, a pharmacy, a post office, and takeaways, making routine errands straightforward. For larger shopping trips, the Pakefield area of Lowestoft provides a retail park with a variety of chain stores, supermarkets, and eateries.

Families are well served by nearby schools: Grove Primary School and Carlton Colville Primary School are the closest primary schools, while Pakefield High School is the nearest secondary school. Transport links are convenient, with bus services connecting Carlton Colville to Lowestoft town centre and nearby rail stations at Oulton Broad offering routes to Norwich, Ipswich, and beyond. The location balances a suburban lifestyle with accessibility to shopping, schooling, and recreational opportunities, including nearby parks, the Oulton Broad waterways, and the Lowestoft coastline.



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Situated down a peaceful residential road in the highly sought-after area of Carlton Colville, this semi-detached residence offers a versatile and welcoming home within easy reach of local amenities. Perfectly suited for first-time buyers, growing families, or investors, it combines practicality with comfort, ready to adapt to your own style.

Step through the welcoming entrance hall, complete with a convenient WC, and into the inviting living room, a space designed for both relaxation and entertaining. The living area flows seamlessly into a light-filled conservatory, offering views over the garden and a bright, airy atmosphere throughout the day.

The open-plan kitchen and dining room provide effortless flow for daily living and hosting friends and family. The brand-new kitchen is fitted with high-quality cabinetry and integrated appliances, including a double oven, induction hob, dishwasher, fridge/freezer, and plumbing for a washing machine, creating a space that balances style and functionality.



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Accommodation comprises three well-proportioned bedrooms, offering comfort and privacy, with one benefitting from a range of built-in wardrobes and storage cupboards. The modern wet room is thoughtfully designed, featuring a basin vanity, toilet, and ample built-in storage.

Outside, the large private garden offers a perfect blend of low-maintenance and usable space, with a patio ideal for seating, an artificial lawn, planted beds, and a substantial storage shed. A paved driveway provides convenient off-road parking.

Combining a quiet location with practical living spaces and excellent potential, this bungalow presents an opportunity to enjoy the Carlton Colville lifestyle to the fullest.

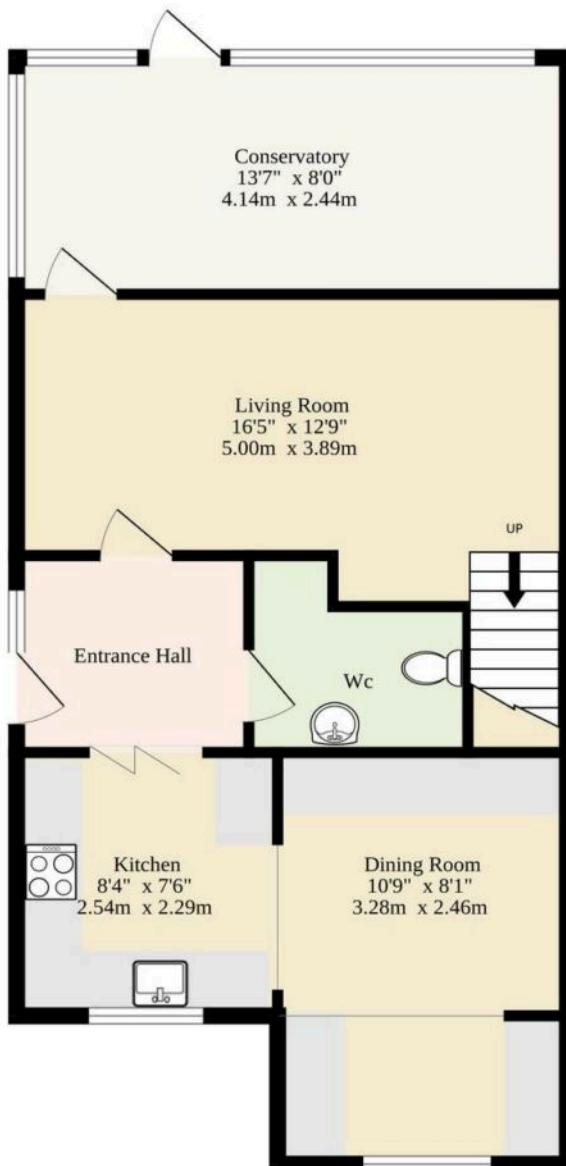
Agents Notes

Freehold

Connected to all mains services.



Ground Floor
520 sq.ft. (48.3 sq.m.) approx.



1st Floor
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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