



Buttercup Close, Carlton Colville, Suffolk, NR33 8NX

Guide Price £250,000

- CUL-DE-SAC
- ENTRANCE WITH CLOAKROOM / WC
- BATHROOM
- EXTENDED
- 2 RECEPTIONS
- LOW MAINTENANCE GARDENS
- IMMACULATE
- KITCHEN
- DRIVEWAY & GARAGE

IMMACULATE HOME provides a LIFESTYLE 4 LIVING...

BOASTING immaculate OPEN-PLAN living with KEYLESS entry system, Amtico flooring throughout the ground floor & remote controlled Velux skylights. Whilst the HIGH GLOSS kitchen is FULLY INTEGRAL & bathroom suites are practical & modern; the OPEN-PLAN receptions bring the outside in, with LARGE bi-folding doors to the rear garden that provides the ideal place for ALFRESCO living; perfect for those who appreciate outdoor living without the hassle of extensive upkeep. Plenty of off road parking with GARAGE.

ENTRANCE

Keyless entry, extended entrance gives space for all of the family; Amtico flooring, uPVC double glazed window, radiator and power points; stairs up to the first floor.

CLOAKROOM / WC

White suite comprises a vanity unit with inset basin and WC. Amtico flooring, tall radiator and electrically controlled extractor fan.

RECEPTION 5.22m x 3.48m max (17'1" x 11'5" max)

Good size reception features Amtico flooring, uPVC double glazed window, radiator, TV and power points. Opening to the 2nd reception and the...

KITCHEN 3.52m x 1.92m (11'6" x 6'3")

High gloss wall and base units with worktop, inset sink / drainer and integral appliances include dishwasher, washer / dryer, fridge / freezer, wine cooler and double oven with induction hob and extractor fan over. Amtico flooring, ambient under counter lighting and power point.

RECEPTION 5.04m x 2.53m (16'6" x 8'3")

A great addition to the home and brings the outside in with large bi-folding doors to the rear garden. Half vaulted ceiling with modern pendant lighting; Amtico flooring, remote controlled Velux windows, radiator and power points.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and airing cupboard which houses the gas central heating / domestic hot water combination boiler.

BEDROOM 1 4.09m x 2.65m (13'5" x 8'8")

Double bedroom overlooks the rear garden and benefits the answer to your storage solutions with built-in wardrobes; fitted carpet, uPVC double glazed window, air conditioning unit, radiator and power points.

BEDROOM 2 2.93m x 3.04m < 2.93m (9'7" x 9'11" < 9'7")

Double bedroom has fitted carpet, uPVC double glazed window, air conditioning unit, radiator, TV and power points; alcove area gives storage and hanging space.

BEDROOM 3 3.83m x 2.44m < 1.95m (12'6" x 8'0" < 6'4")

Fitted carpet, uPVC double glazed window, air conditioning unit, radiator, TV and power points; alcove area gives storage and hanging space.

SHOWER ROOM

Tiled top to toe with marble effect tiling; white suite comprising a vanity unit with inset basin, WC and walk-in shower. Slate flooring, opaque uPVC double glazed window, heated towel rail and extractor fan.



OUTSIDE

Attractive low maintenance gardens provide the lifestyle for living. Driveway to the front of the property provides ample off road parking with pedestrian access to rear garden with artificial grass, large patio areas and the piece de resistance, a bespoke brick BBQ kitchen with chiminea and integral fridge. Outside lighting, water tap PLUS shower; power points and space for a hot tub.

GARAGE 5.50m x 2.44m (18'0" x 8'0")

Fully insulated integral garage with remote controlled vehicular door, light, power points and hot and cold taps; electric car charging point in situ.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - TBC