



**20 Buttercup Close, Lowestoft, NR33 8NW**  
**Asking Price £195,000**

3 0 0

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 0, a sofa icon with the number 0, and a three-line menu icon.



# 20 Buttercup Close

Lowestoft, NR33 8NW

- SPACIOUS LOUNGE
- PINE FITTED KITCHEN
- 3 GOOD SIZE BEDROOMS
- SOUTH WEST FACING PATIO GARDENS
- SEPARATE DINING ROOM
- LARGE CONSERVATORY
- RE-FITTED WET ROOM

**\*\*EXCELLENT TOWN HOUSE WITH 3 GOOD SIZE BEDROOMS\*\*** spacious lounge, separate dining room, large conservatory, re-fitted wet room, sunny rear gardens, great family home. E.R C.

## GENERAL REMARKS

A very spacious 3 bedroom town house having been considerably improved and cleverly altered to provide an additional dining room and good size rear conservatory. The property is located on a popular residential development in a quiet cul-de-sac and has the added advantage of a South West facing rear garden. There is a small parade of shops, co-op supermarket, doctors surgery and primary school, ideally located on the development.

UPVC double glazed door to

**ENTRANCE HALL** 4'9" x 3'3" (1.45 x 0.99)  
laminated flooring.

**CLOAKROOM** 3'10" x 4'2" (1.17 x 1.27 (1.18 x 1.26))  
low level wc, washbasin, electric heater, upvc opaque glazed window.

**DINING ROOM** 16'6" x 8'0" max (5.03 x 2.44 max)  
upvc double glazed window, double radiator, laminated flooring, large downstairs store cupboard.

**KITCHEN** 12'9" x 7'6" (3.89 x 2.29)  
fitted in a range of antique pine fronted units, one and a half bowl sink, recess and plumbing for automatic washing machine, space for tumble dryer, electric cooker panel, filter hood, space for upright fridge freezer, Baxi gas combination boiler heating domestic hot water and radiator heating system, double radiator, 2 windows with upvc double glazing and tiled floor.

**LOUNGE** 16'4" x 12'8" (4.98 x 3.86)  
2 radiators, double glazed sliding patio door and window to conservatory, stairs to first floor.

**CONSERVATORY** 11'9" x 8'1" (3.58 x 2.46)  
of brick/upvc construction, sealed unit double glazing, poly carbonate roof, laminate flooring, power points, double doors to rear garden.

**DOG LEG STAIRCASE TO FIRST FLOOR AND LANDING**  
built-in linen cupboard with slatted shelving.

**BEDROOM 1** 13'1" x 9'10" (3.99 x 3.00)  
upvc double glazed window, double radiator, deep recessed fitted cupboard.

**BEDROOM 2** 11'2" x 8'3" (3.40 x 2.51)  
upvc double glazed window, double radiator.

**BEDROOM 3** 13'1" x 6'2" (3.99 x 1.88)  
upvc double glazed window, double radiator.

**WET ROOM** 8'0" x 4'9" (2.44 x 1.45)  
moulded shower floor, Mira instant shower unit, low level wc, modern glass vanity bowl, hot and cold mixer tap, chrome towel rail/radiator, extractor fan, upvc opaque glazed window.

**OUTSIDE**  
To the front, double width concrete driveway, external courtesy lighting, gas meters. To the side, pathway and gate. To the rear, attractive easy maintenance gardens with extensive paved patios and pathways, corner brick planter with feature Yucca plant, established shrubs. Towards the end of the property is a further crazy paved patio.



## Floor Plans

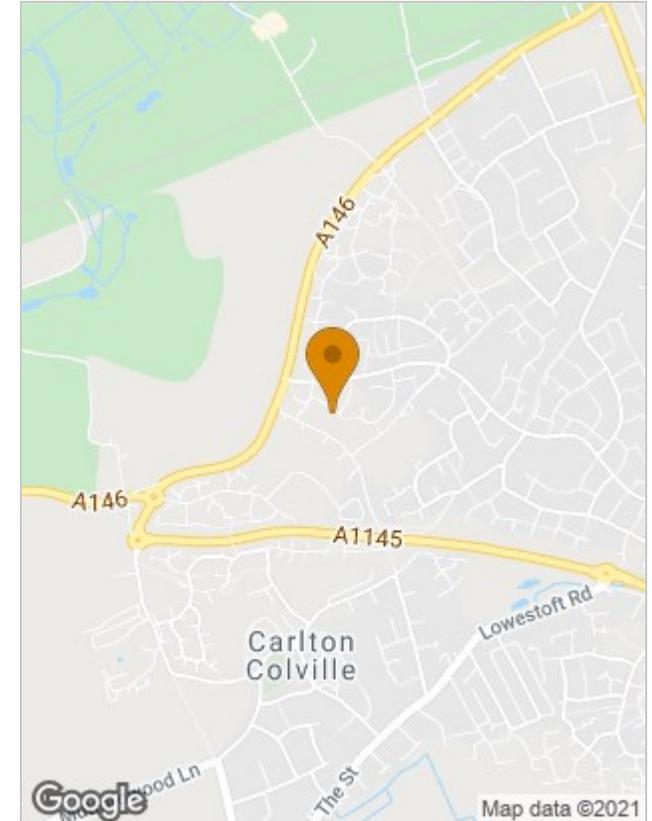


## Viewing

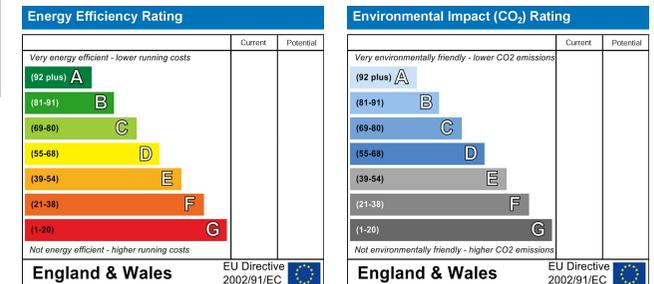
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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