

4 Bedroom(s), Detached House, Freehold

Buttermere Crescent, Lakeside.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner with Integrated Appliances
- Lounge
- Family Bathroom
- Garage and Driveway Allowing for off Road Parking

- Stunning and Spacious Detached Family Home
- Utility Room and Ground Floor W/C
- Four Double Bedrooms En Suite to Master
- South Facing Rear Enclosed Garden
- Sought After Lakeside Location

£360,000
For Sale

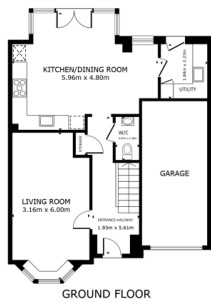
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... We have lived here for nearly 8 years, we have great neighbours and the street is a quiet oasis, with the Dome, Racecourse, Lake and restaurants nearby its a great place to socialise. We have completely renovated the kitchen and all the integrated appliances were replaced 2 years ago, the majority of them being Neff. The bedrooms are all doubles with plenty of space. We have hosted many birthday parties and family celebrations and Christmas & New Year in the large Kitchen diner has been a dream. The south facing garden gets the sun all day and is excellent for lounging, ending with a drink on the deck is the ideal end to a summers day!

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 65.2 sq.m. FLOOR: 145.9 sq.m.
EXCLUDED AREA: GARAGE: 22.2 sq.m. ROOM: 2.2 sq.m. SHED: 1.4 sq.m.
TOTAL: 132.9 sq.m.

Matterport

Kitchen Diner



Utility Room



Lounge

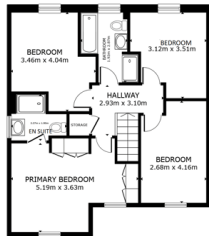


Ground Floor W/C



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR: 95.2 sq.m. | FLOOR 1: 65.8 sq.m.
 EXCLUDED AREAS: GARAGE: 22.8 sq.m. | BOILER: 2.9 sq.m. | SHED: 1.4 sq.m.
 TOTAL: 128.9 sq.m.



Master Bedroom With En Suite



Second Bedroom



Third Bedroom



Fourth Bedroom



Family Bathroom





External

Front Aspect



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £800

Average Annual Gas Bills - £800

Average Annual Water Bills - £500

Tenure - Freehold



Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2016

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2016

Boiler Location - Utility Room

Approximate Electrical System Installation Date - 2016

Approximate Electrical System Test Date - 2021 when work was done for the kitchen

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	