



Aldreds
Estate Agents

Plot 6 Rookery Park

Carlton Colville, Lowestoft, NR33 8HJ

Asking Price £490,000



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Plot 6 Rookery Park

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Aldreds are delighted to offer this 4 bedroomed newly built barn conversion situated in this very desirable location alongside Rookery Park Golf Course. Plot 6 is the only detached barn within phase 1 of the development and has just been released and now ready for viewing. This property really does offer extensive accommodation with quality fixtures and fittings throughout with its feature high pitched flat plastered ceilings and the buyers choice of floor coverings. The versatile accommodation includes a large lounge, open plan kitchen/diner with a further formal dining room/bedroom 4 along with a utility room and W.C. To the first floor there are 3 double bedrooms, master with en-suite shower room along with a fantastically fitted family bathroom. To the outside of the property there is an enclosed lawned front garden and a very generous rear lawned garden and driveway providing ample off road parking for a variety of vehicles. These barn conversions really have been done to an outstanding standard with quality fixtures and fittings throughout including a full range of integral kitchen appliances. Situated in this outstanding location alongside the golf course. Early viewing is strongly recommended. Plot 6 is ready for immediate occupation.

Lounge/Diner

15'10" x 23'028" (4.85 x 7.019)

Laminate flooring, flat plastered ceiling with inset spot lighting, full length feature radiator, power points, T.V point, under stair storage cupboard, wide double doors leading into the kitchen and a further set of wide double doors leading in to the bedroom 4/formal dining room.

Bedroom 4/Formal Dining Room

11'1" x 21'3" (3.4 x 6.5)

Choice of floorings, flat plastered ceiling with inset spot lighting, double aspect windows, full length feature radiator, wide double doors leading in to the lounge.

Kitchen/Diner

16'2" x 21'7" (4.93 x 6.59)

Laminate flooring, quality fitted kitchen with integral appliances which include a stainless steel eye level oven along with a built in microwave oven, 4 burner ceramic hob, wine fridge, full length fridge/freezer and dishwasher, extended timber work surfaces, double ceramic sink with single drainer, tiled splash backs, stainless steel extraction hood, 2 full length feature radiators, double aspect windows, flat plastered ceiling with inset spot lighting, ample space for a large family size dining table and chairs.

Toilet/Utility Room

Ceramic tiled flooring, plumbing and recess for tumble dryer and washing machine, vanity sink unit, low level W.C, timber work surface, full length towel rail, power points.

First Floor

Wide impressive central landing, radiator, power points, velux style window, galleried staircase down to the first floor.





Bedroom 1

16'9" x 17'10" (5.11 x 5.44)

Choice of floorings, pitched flat plastered ceiling, double aspect windows, feature radiator, power points.

En-Suite Shower Room

Ceramic tiled flooring, double width fully tiled shower cubicle, vanity sink unit, low level W.C, heated towel rail, velux window, wall mounted light up mirror.

Bedroom 2

12'3" x 8'9" (3.75 x 2.68)

Choice of floorings, pitched flat plastered ceiling, feature radiator, velux window, power points.

Bedroom 3

8'11" x 16'5" (2.73 x 5.01)

Choice of fitted floorings, pitched flat plastered ceiling, power points, velux style window, feature radiator.

Family Bathroom & Shower Room

Ceramic tiled flooring, feature towel rail, quality fitted shower and bathroom suite comprising of a free standing bath, fully tiled shower cubicle, low level W.C, vanity sink unit, wall mounted light up mirror, pitched flat plastered ceiling, extractor fan.

Tenure And Services

Freehold

Council Tax - TBC

Mains Water Gas Electric And Drains

Service Charge £500 Per Year (To Cover Community Lighting And Private Roads)

Outside To The Front

There is a lawned garden which is enclosed by low level brick walls with side driveway providing ample off road parking for a variety of vehicles.

Outside To The Rear

There is a lawned garden which is enclosed by high timber fencing and high brick walls. There is a raised decked seating area which provides ample space for bistro dining.

Golf Membership

Memberships are available for the nearby golf course for costs and details please contact www.rookeryparkgolfclub.co.uk or call 01502 532020

Reservation

To reserve this plot Aldreds will need to see personal ID + proof of funds + solicitors details

Warranty

10 Year building warranty

2 year warranty all aspects of the property and fencing



Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

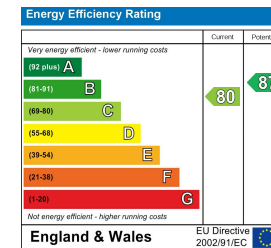
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Area Map



Energy Efficiency Graph



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