



Plot 5 Rookery Park, Carlton Colville, Lowestoft, NR33 8HJ

Asking Price £500,000





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Plot 5 Rookery Park

Carlton Colville, Lowestoft, NR33 8HJ

- Large 4/5 Bedroomed Brand New Barn Conversion
- Quality Fixtures And Fittings Throughout
- Accommodation Set Over Two Floors
- 3 Bathrooms
- First Floor & Ground Floor Bedrooms
- Largest Property On The Development
- Original Timber Beams & High Pitched Ceilings
- Open Plan Mezzanine Landing & Balcony
- Open Plan Design
- Located Alongside Rookery Park Golf Course

Aldreds are delighted to offer this 4/5 bedroomed newly built barn conversion situated in this very desirable location alongside Rookery Park golf course. Plot 5 is the largest property on the development and really does offer extensive accommodation with quality fixtures and fittings. Many of the original timbers are included in the build along with high pitched ceilings. The versatile accommodation is set over 2 floors and includes an entrance hall leading in to office/bedroom 5, large open plan living/dining room & kitchen family bathroom, 3 large bedrooms, master with en-suite and raised balcony. To the first floor there is an open plan mezzanine landing, further double bedroom with en-suite, ample eaves storage space. To the outside there is a fantastic lawned wrap around garden and all the quality fixtures and fittings, kitchen appliances and choice of floorings are included in the asking price along with laid to lawn gardens. This really is a fantastic and unique property in a beautiful location overlooking fields and the Golf Course with ample off road parking. Early viewing is strongly recommended.



Wide Entrance Hall

Full length feature radiator, galleried staircase off to the first floor, under stair storage.

Study 10'6" x 7'1" (3.22 x 2.16)

Laminate flooring, power points, T.V point, double aspect Upvc windows, full length feature radiator.

Open Plan Lounge/Dining/Kitchen Area 19'9" x 25'2" (6.04 x 7.69)

Lounge/Dining Area - Laminate Flooring, triple aspect Upvc windows, including patio doors leading out to the rear and side garden, 2 full length feature radiators, T.V point. power points, exposed original timber beams, high pitched flat plastered ceiling.

Kitchen Area - Laminate flooring, full range of quality fitted kitchen units including integral appliances, double eye level electric oven, built in ceramic hob with enclosed extraction cooker hood, wine cooler, full size dishwasher, butler style double ceramic sink with draining board, extended work surfaces, power points, central island with timber work surface separating the kitchen and dining area, Upvc window, door leading out to the rear garden.

Utility Room

Ceramic tiled flooring, recess for all white goods.





Rear Hallway

Power points, full length feature radiator, flat plastered ceiling with inset spot lighting.

Family Bathroom/Shower Room

Ceramic tiled flooring, bath and shower suite comprising of a double width fully tiled shower cubicle, panel bath, low level W.C, vanity sink unit, full length heated towel rail, half tiled walls, Upvc window, original timber beams, flat plastered ceiling with inset spot lighting.

Bedroom 1 15'7" x 16'4" (4.75 x 5.00)

Original timber beams, high flat plastered pitched ceiling, 2 x velux style skylights, large aspect window/door leading out to the rear garden, full length radiator, power points, spiral staircase leading up to a private seating area.

En-Suite Shower Room

Ceramic tiled flooring, shower suite comprising of a fully tiled double width shower cubicle, fully heated towel rail, vanity sink unit, low level W.C, flat plastered ceiling with inset spot lighting, extractor fan.

Directions

Rookery Park can be found just off the A47 heading towards Norwich. The development is within the grounds of Rookery Park golf course. Sat Nav - NR33 8HJ



Mezzanine

Spiral staircase leading off first floor to private seating area with original timber beams, feature brick wall, flat plastered sloping pitched ceiling.

Bedroom 2 16'0" x 8'11" (4.89 x 2.74)

Power points, flat plastered ceiling, inset spot lighting, full length feature radiator, Upvc window.

Bedroom 3 9'8" x 14'3" (2.96 x 4.36)

Double aspect Upvc windows, power points, high pitched roof, flat plastered ceiling, original timber beams, full length feature radiator.

First Floor

Sitting Area 8'5" x 24'7" (2.58 x 7.5)

Radiator, original timber beams, flat plastered sloping ceiling, double aspect skylights, balcony overlooking the main living area.

Bedroom 4 16'7" x 9'2" (5.07 x 2.80)

Original timber beams, flat plastered sloping ceiling, range of fitted wardrobes and eaves storage space, sky light, feature brick wall, power points, T.V point, full length feature radiator.

En-Suite Shower Room

Ceramic tiled flooring, shower suite comprising of a double length fully tiled shower cubicle, low level W.C, vanity sink unit, full length heated towel rail, part tiled walls, sky light window, extractor fan.

Warranty

10 Year building warranty

2 year warranty all aspects of the property and fencing

Reservation

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

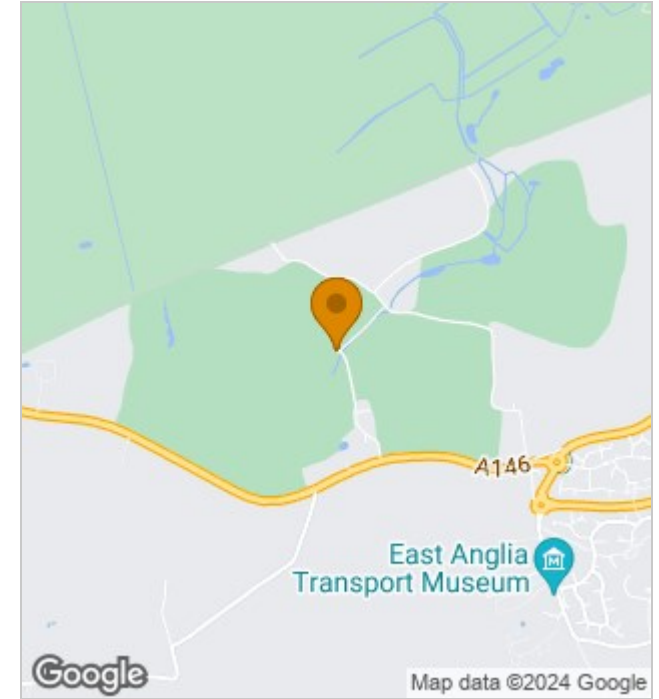
Golf Memberships

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

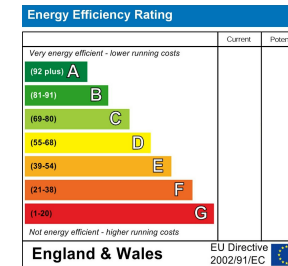
Floor Plans



Location Map



Energy Performance Graph



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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