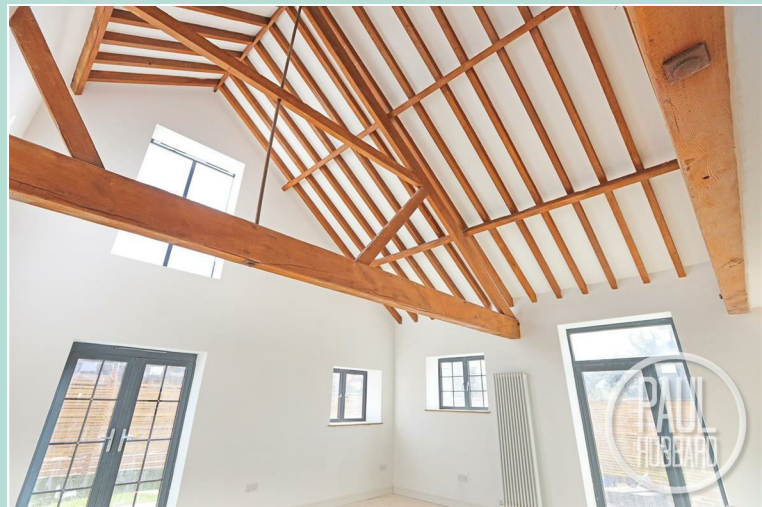


£500,000  
Guide Price



## Beccles Road

Carlton Colville, NR33 8HJ

- Exclusive luxury development
- A seamless blend off old & new with preserved period features
- Beautiful 4 bedroom property
- Direct access to a stunning, 18 hole golf course
- Completion Spring 2024
- Incredible course views
- Close to Carlton Marshes and award winning beaches
- Stunning open plan kitchen/lounge/diner
- Private garden and parking
- Unique mezzanine with feature beams





### Location

Surrounding Rookery Park Golf Club in Carlton Colville is a serene area with easy access to the Suffolk coast. Ideal for a balanced lifestyle, it offers picturesque landscapes, proximity to beautiful beaches, good schools, local amenities and a strong sense of community. Perfect for those seeking tranquillity and recreational opportunities within reach. Located on the edge of the A146 which provides direct access to Norwich and Beccles.

### Entrance hall

Entrance door and windows to the front aspect, stairs leading to the first floor mezzanine, vertical radiator, opening to the main living area and door opening to the office.

### Office

2.80m x 2.15m

Windows to the front and side aspects, vertical radiator.

### Main living area

7.70m x 6.05m

A spacious open plan living space with doors and windows to the side and rear aspects allowing ample natural light, x2 vertical radiators, feature beams, door to the utility room and an opening to the hallway.

### Kitchen

A selection of units above and below, solid wood work surfaces, part tile walls, 4 ring ceramic hob, integrated double oven and grill. Central island with breakfast bar, integrated wine cooler, dishwasher and an inset ceramic sink.

### Utility

2.63m x 1.43m

Window to the front aspect, tile flooring throughout, wall mounted gas boiler and hot water cylinder.

### Hall

Vertical radiator, doors opening to the family bathroom and bedrooms 1,3 and 4.

### Bathroom

2.62m x 2.17m

Window to the front aspect, tile flooring throughout, part tiled walls, toilet, vanity unit with inset hand wash basin, heated towel rail and a mains fed rainfall shower enclosed within a glass cubicle.

### Bedroom 1

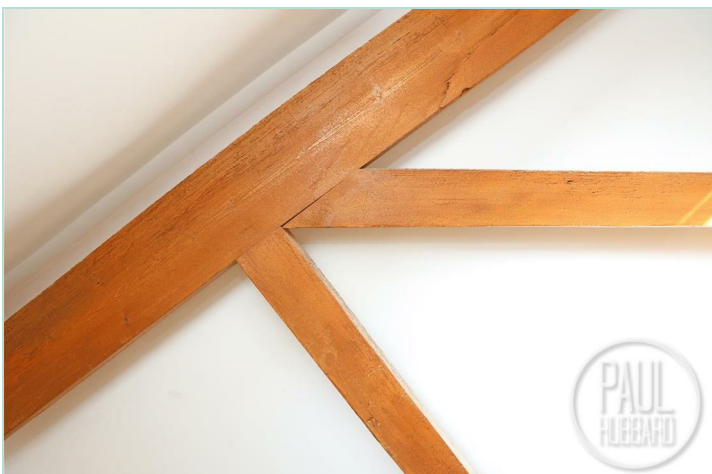
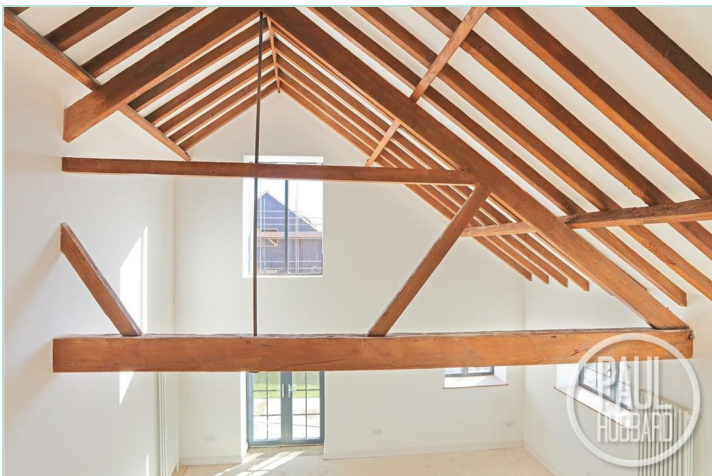
5.01m max x 4.78m

x2 Velux windows, door to the rear aspect opening into the garden, vertical radiator, spiral stairs leading to a first floor dressing area and a door opening to the en-suite.

### En-suite

3.23m x 1.55m

Tile flooring throughout, part tiled walls, toilet, vanity unit with inset hand wash basin, heated towel rail, feature beam and a mains fed rainfall shower enclosed within a glass cubicle.





### Bedroom 3

4.78m x 2.58m

Window to the rear aspect, feature beam and a radiator.

### Bedroom 4

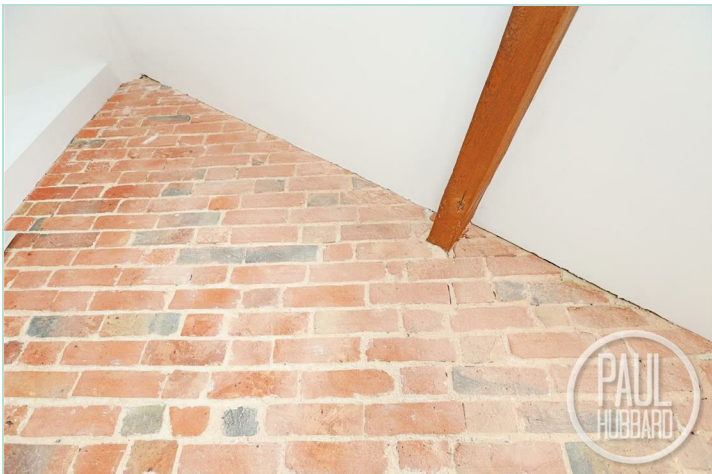
4.38m x 2.88m max

x2 Windows to the front aspect, feature beams and a vertical radiator.

### Stairs to the first floor

### Mezzanine

Velux windows to the front and rear aspects, feature beams, exposed brick wall, radiator and doors opening to bedroom 2 and built in storage cupboards.



### Bedroom 2

5.09m x 2.40m

Velux window to the rear aspect, vertical radiator, feature beams, exposed brick wall, doors opening to the en-suite and multiple built in cupboards.

### En-suite

2.29m x 1.59m

Velux window to the front aspect, tile flooring throughout, part tiled walls, feature beam, heated towel rail, toilet, slimline vanity unit with inset hand wash basin and a mains fed rainfall shower enclosed within a good size glass cubicle.

### Outside

A pathway which leads to the main entrance door sits between a sizeable laid lawn garden and sweeps round to the side and rear aspects which benefits from multiple patio seating areas and provides access to the main living area and master bedroom.



### Golf

For more information about this stunning 18 hole gold course, please visit <https://www.rookeryparkgolfclub.co.uk/>

### Reservation

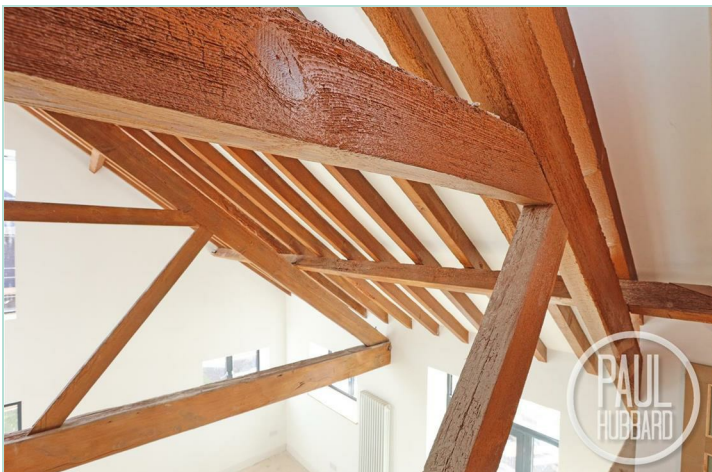
To reserve your favourite available plot, please contact the office and pay your £2,500+vat (£3,000 inc vat) reservation fee, (50% refundable if you withdraw). Then you will have 28 days to complete your purchase after the build has been finished.

### Holiday Let Potential

To find out more information on holiday let projections for each of these properties contact Sojoe on 01502 532020

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



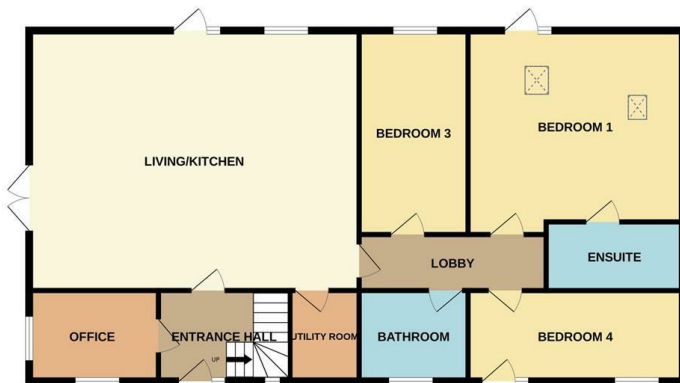




Tenure: Freehold  
 Council Tax Band:  
 EPC Rating:  
 Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023

**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements