

£280,000  
Guide Price



## Beccles Road

Carlton Colville, NR33 8HJ

- Exclusive, small & luxury development
- Unique investment opportunity
- Freehold
- Direct access to a stunning, 18 hole golf course
- Completion Spring 2024
- Incredible course views
- Close to Carlton Marshes and award winning beaches
- 3 Bed holiday homes to 4 bed family homes
- Private, south facing rear garden
- 3 allocated parking spaces





## Description

Introducing Rookery Park Barns: an exclusive, luxurious small-scale development offering a unique opportunity. Secure your freehold property from just £295,000 and gain direct access to a breath-taking 18-hole golf course. Anticipated completion by Spring 2024, prioritising your dreams and lifestyle.

- Sought-after Carlton Colville location: This property development is nestled in the highly desirable Oulton Broad area, offering a prime and sought-after address.



- Direct access to stunning 18-hole golf course: Residents will have immediate access to a magnificent 18-hole golf course, perfect for enthusiasts and leisure seekers.

- 6 properties with between 3-4 bedrooms: The development includes six exclusive properties, each boasting 3-4 bedrooms, providing ample space for comfortable living

- Private rear gardens: Each property features its own private rear garden, offering a secluded and peaceful outdoor space for relaxation and social gatherings



- Off-road parking: Convenient off-road parking facilities ensure hassle-free and secure parking for multiple vehicles, providing practicality and ease for homeowners

## 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.





### Barn 3

WC- 0.82m x 1.98m

Main Living Area: (Kitchen/Lounge/Diner)- 6.50m x 6.34m max

Bathroom- 1.80m x 2.83m

Bedroom 1- 2.70m x 3.92m

Bedroom 2- 3.56m x 2.48m

Bedroom 3- 2.87m x 2.48m

Total living area with hall/landing- 79.77

Without hall/landing- 66.48

### 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.

### Holiday Let Potential

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

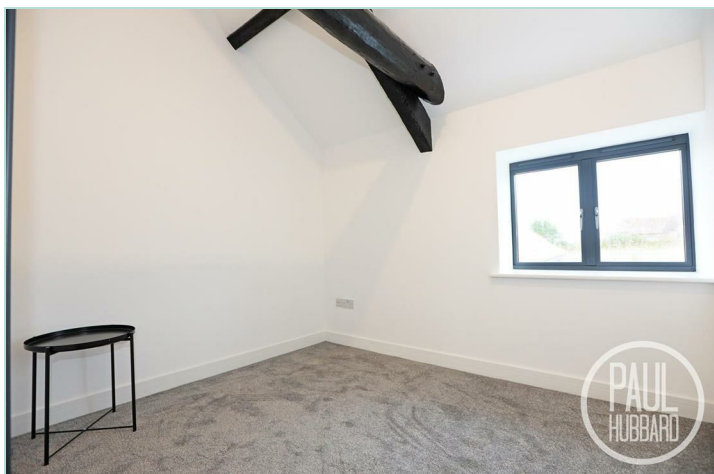
### Reservation

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.

### Golf

For more information about this stunning 18 hole gold course, please visit


<https://www.rookeryparkgolfclub.co.uk/>







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.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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