



Plot 2 Rookery Park

Carlton Colville, Lowestoft, NR33 8HJ

£280,000



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Aldreds are delighted to offer this newly developed 3 bedroomed converted barn situated alongside Rookery Park Golf Course with beautiful open views from all front windows. The spacious accommodation includes an entrance hall, Cloakroom with WC, open plan kitchen/lounge/diner with bi-folding doors leading out to the rear garden. To the first floor there is a central galleried landing with 3 separate bedrooms, master with en-suite and a beautiful family bathroom. This newly converted property has many of the original timber beams creating lots of character. To the outside there is a front driveway providing parking for 2 cars with a further rear driveway providing further off road parking. Finished with quality fixtures and fittings including all floor coverings and laid to lawn gardens. These newly converted family homes are ready to move into immediately and early viewing is strongly recommended. There is a choice of 4 properties ranging between £280,000 and £290,000.

Wide Entrance Hall

Laminate flooring, full length feature radiator, stairs leading to the first floor,

Cloakroom

Ceramic tiled flooring, low level W.C, heated towel rail, vanity unit.

Open Plan Living/Dining Area

21'6" x 20'8" (6.57 x 6.30)

Laminate flooring, large aspect window and bi-folding doors leading out to the rear garden, 2 x full length feature radiators, under stair storage cupboard.

Kitchen

12'2" x 9'11" (3.73 x 3.03)

Laminate flooring, Upvc double glazed window, quality fitted kitchen units with solid wood work surfaces, composite sink with single drainer, power points, part tiled walls, integrated appliances which include fridge/freezer, slimline dishwasher, oven and microwave, matching ceramic hob, recess for washing machine, extractor fan, cupboard housing the modern boiler,

First Floor

Fitted carpet, Upvc window, full length feature radiator, original wooden beams, loft access leading to loft space.





Family Bathroom

Ceramic tiled flooring, full length feature radiator, low level W.C, wall mounted mirror and lighting, part tiled walls, original wooden beams, vanity sink unit, Velux style window, panel bath with rainfall shower above and handheld attachment.

Bedroom 1

12'8" x 11'6" (3.87 x 3.52)

Fitted carpet, Upvc window, power points, full length feature radiator, wooden beams, door leading to en-suite.

En-Suite Shower Room

8'0" x 2'6" (2.46 x 0.78)

Ceramic tiled flooring, low level W.C, full length feature radiator, vanity sink unit, part tiled walls, shower suite comprising of a tile and glass cubicle with rainfall shower with handheld attachment.

Bedroom 2

12'8" x 9'4" (3.87 x 2.86)

Fitted carpet, full length feature radiator, original beams, Upvc window, power points.

Bedroom 3

8'2" x 8'1" (2.51 x 2.47)

Fitted carpet, full length feature radiator, power points, original beams, Upvc double glazed window.

Outside

To the front a private driveway providing parking for 2 cars. To the rear there is a secluded rear garden with patio seating area, all enclosed by timber fencing and timber gate leading to rear road access with 2/3 further private parking spaces.

Warranty

10 year building warranty

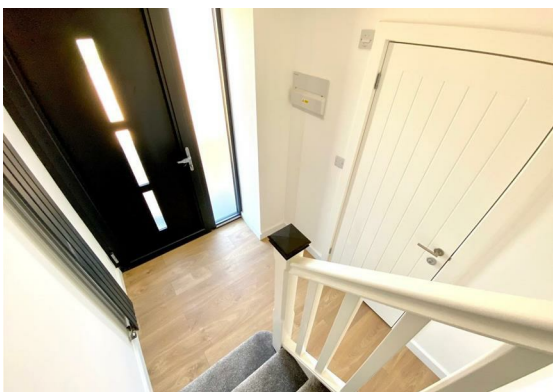
2 year warranty all aspects of the property and fencing

Reservation

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

Golf Memberships

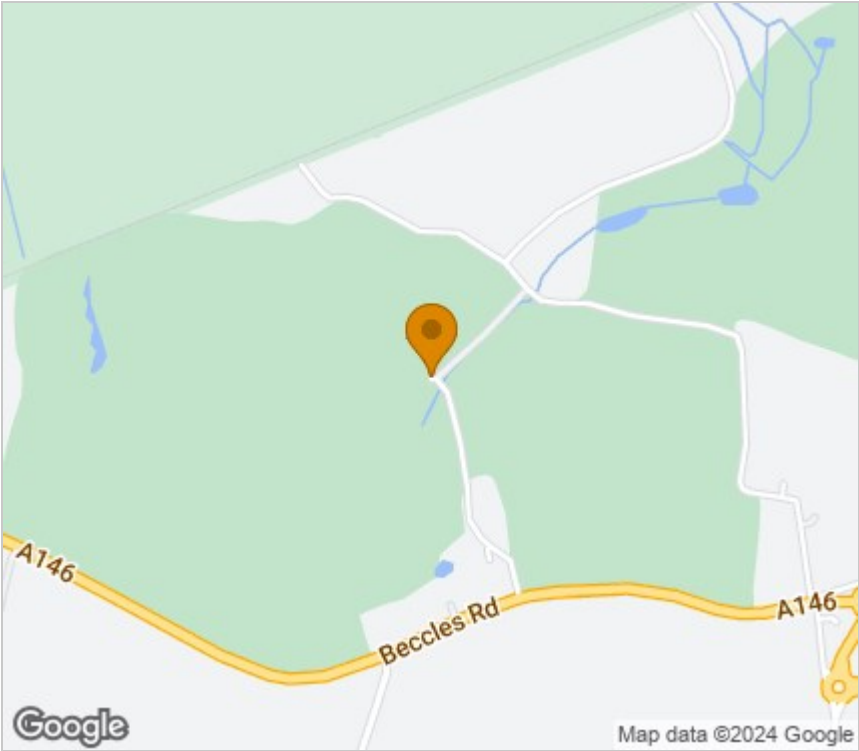
Memberships are available for the nearby golf course for cost and details please contact www.rookeryparkgolfclub.co.uk or call 01502 532020



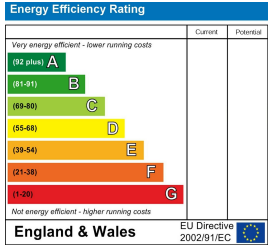
Floor Plan



Area Map



Energy Efficiency 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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