



Asking Price £74,995  
The Oaks Holiday Park, Chapel Road, Bucklesham,  
IP10



 2  
Bedrooms

 1  
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
[enquiries@wainwrights.co.uk](mailto:enquiries@wainwrights.co.uk)

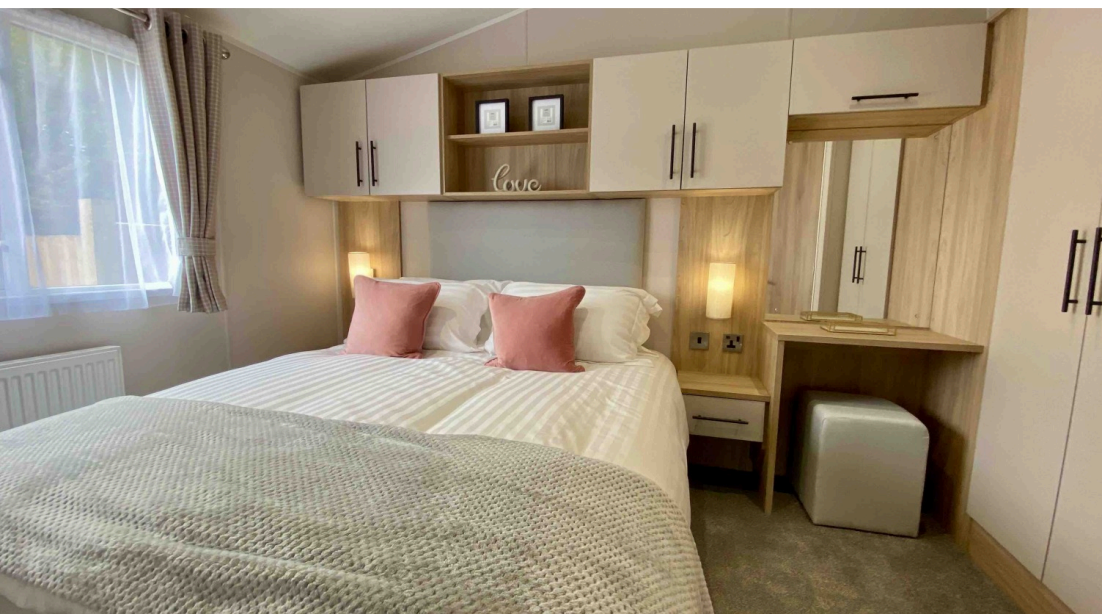
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Wainwrights are pleased to share with you the new Willerby Manor Lodge located on the desirable adults only Oaks Holiday Park in the village of Bucklesham. A well-appointed 35ft x12ft interior and priced at £74,995, the Manor offers a light, bright and spacious living area, providing the perfect setting for a relaxing break away with family and friends. Its distinctive grey cladding and graphite door and window frames give this home a truly unique and striking exterior appeal making you the envy of your neighbours.

The Manor enjoys the warmth and convenience of gas central heating. The UPVC double glazed windows and doors continue with the contemporary feel but also contribute to energy efficiency. The Willerby Green Standard ensures all windows and exterior doors upgraded to LOW-E Argon. LOW-E is a special coating on the glass and Argon is a denser gas than air. The combination provides excellent insulation properties.



### **Lounge**

The Manor's double sliding patio doors bring light flooding into the lounge whilst the freestanding furniture allows you to easily adapt your living area to suit you and your view. The freestanding sofa bed, snug seat and footstool with storage offer a generous seating arrangement. The finishing warmth to this lounge is added with a wall mounted glass fronted log fire.

### **Kitchen/Dining Room**

The elegant shaker style kitchen with integrated microwave, integrated fridge freezer, a five-ring gas oven/grill with hob and glass splashback and a feature extractor fan offers a great use of space, enhanced by under cabinet plinth lighting and above worksurface cabinets, creating a degree of separation from the lounge, yet while cooking you can still be involved with your family and friends.

### **Master Bedroom**

The master bedroom has a boutique hotel feel, with sumptuous fabrics. A king-size bed with upholstered headboard with lift-up storage system. A generous wardrobe with drawers and chic mirrored dressing area with cube stool. A chic Ensuite WC completes this master bedroom.

### **Twin Bedroom**

A twin bedroom complete with single beds and upholstered headboards, bedside cabinet, wardrobe and wall storage completes the sleeping quarters in this lodge.

### **Family Shower Room**

The family shower room offers a generous shower cubicle with thermostatically controlled shower, dual flush WC and wash basin with mirrored storage cabinet, again the Manor provides all essentials in any practical family bathroom.

### **Additional Information**

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The image shows the Energy Performance Certificate (EPC) scale, which is a vertical bar with seven color-coded segments labeled A through G. To the right of the scale, the text 'EPC' is written in large, bold, red letters. Below this, the text 'Coming soon' is written in large, bold, black letters. A red horizontal bar with a small white star icon is positioned at the bottom of the 'Coming soon' text.

