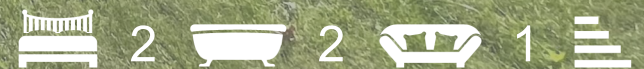




Bucklesham Park, Ipswich,
£145,000



- HOLIDAY LODGE
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
 - VAULTED CEILINGS
- FRENCH DOORS TO DECKED TERRACE
- FITTED KITCHEN WITH APPLIANCES
- OPEN PLAN LIVING SPACE
- UPVC DOUBLE GLAZING
 - GATED PARK
- 11 MONTH HOLIDAY ACCESS

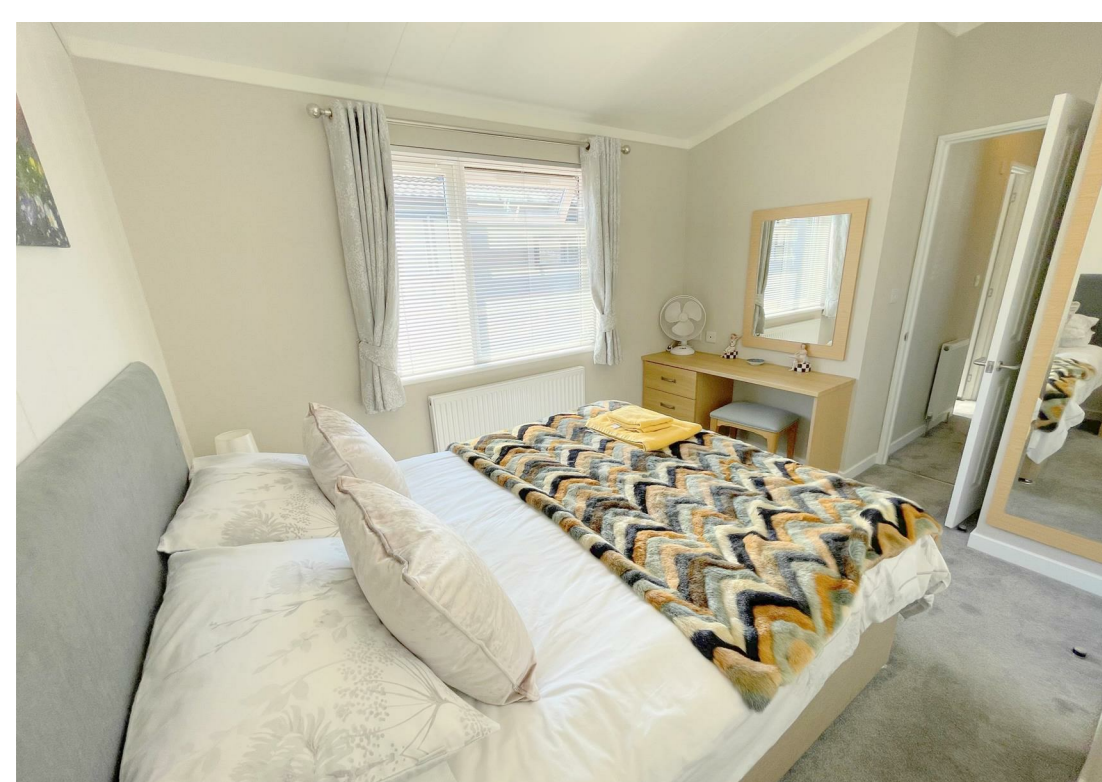


NEARLY NEW: A great opportunity to acquire this high specification detached holiday lodge located on this favoured landscaped holiday site with views over a paddock in the semi rural Bucklesham road area of Ipswich with access to Felixtowe, Ipswich and the east coast.

PROPERTY:

A recently constructed detached high specification holiday Lodge set in this popular tranquil semi rural setting. This lodge is has been designed to cater for the everyday holiday experience, to include:- vaulted ceilings (for a light and airy feel), open plan kitchen living room with large windows and french doors to a decked terrace, kitchen area with new appliances, master bedroom with spacious en-suite, UPVC double glazing, LPG gas to radiator heating and accommodation which comprises:- entrance hall, lounge/kitchen/diner, two bedrooms (master with en-suite & walk in wardrobe) and bathroom.





LOCATION:

Bucklesham Park is a brand new development of luxury holiday lodges set in the picturesque village of Bucklesham, Suffolk. Bucklesham Park will have a range of lodges to choose from and will comprise of one and two bedroom plots set in a rural but convenient location 5 miles away from Woodbridge Town centre. The development is situated approximately 0.3 miles away from the nearest bus stop. All luxury lodges are supplied by the renowned manufacturer Omar. A site visit is paramount to appreciate Bucklesham Park and its surroundings

LIVING/KITCHEN/DINING ROOM:

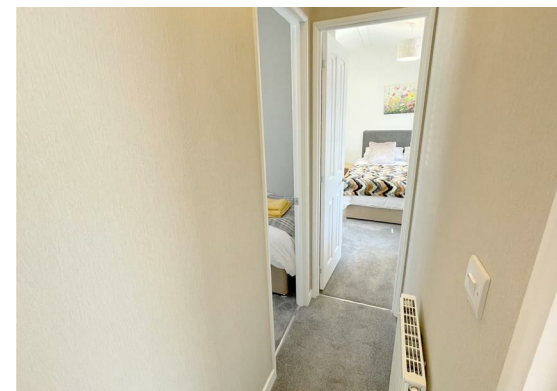
19'4 x 13'10 (5.89m x 4.22m)

Double glazed frosted entrance door and window to:- vaulted ceiling, recessed and drop ceiling lighting, double glazed windows to three elevations, double glazed French doors to terrace (with open views over paddock), two radiators and fire surround, **KITCHEN AREA:** stainless steel sink unit with mixer tap inset to work surface with cupboards under, a range of floor standing and wall mounted cupboards drawers and units with adjacent work tops, double glazed window to side elevation, integrated washer/drier, integrated fridge/freezer, integrated boiler cupboard with LPG wall mounted combi boiler, integrated dishwasher, filter hood over LPG gas four ring hob and inset electric oven.

INNER HALL:

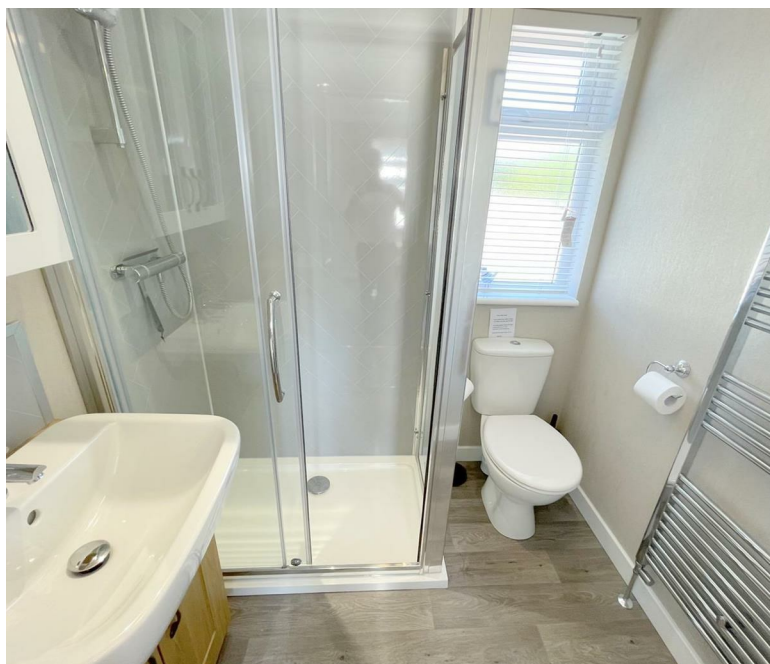
7'5 x 2'3 (2.26m x 0.69m)

Doors to bedrooms and bathroom.



BATHROOM:

Double glazed frosted window to side elevation, extractor fan, heated towel radiator, low level WC, wash hand basin with mixer tap, vanity under, walk in double shower cubicle with shower unit screen door and splashback.

**BEDROOM ONE:**

12'4 x 9'6 reducing 8'9 (3.76m x 2.90m reducing 2.67m)

Vaulted ceiling, double glazed window to side elevation, radiator access to walk in wardrobe cupboard, fitted units and door to:-

EN-SUITE:

6'1 x 5'0 (1.85m x 1.52m)

Extractor fan, recessed lighting, double glazed frosted window to side elevation, heated towel radiator, wash hand basin with mixer tap and vanity under, low level WC, shower cubicle with screen door splashback and screen door.

**BEDROOM TWO:**

9'4 x 6'0 (2.84m x 1.83m)

Double glazed window to side elevation, radiator and fitted units.

FRONT GARDEN:

Open plan with slate chippings and access to:-

SIDE GARDEN:

Block paved driveway with wooden gate and fencing to lawned area.

REAR GARDEN:

Laid mainly to lawn with metal storage shed and access via steps to terrace with views over paddock.

AGENTS NOTE/SERVICE**CHARGES:**

PARK FEES: APPROX £3,000 PER ANNUM (TO INCLUDE WI FI)





GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



GRACE
ESTATE AGENTS

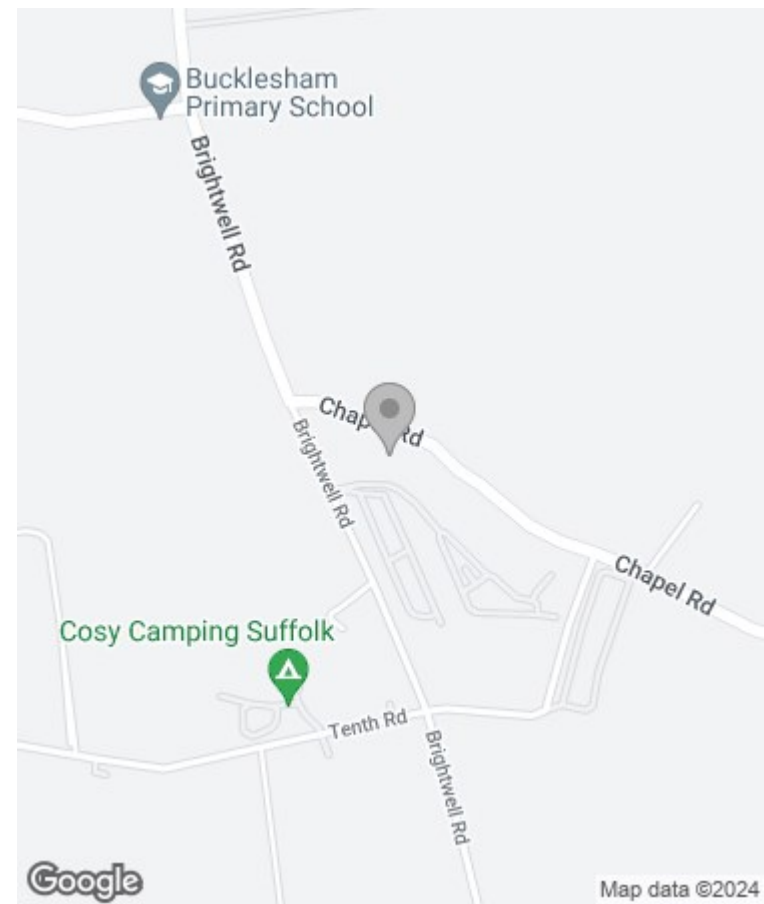
TOTAL FLOOR AREA : 567 sq.ft. (52.6 sq.m.) approx.

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 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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Viewing

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		