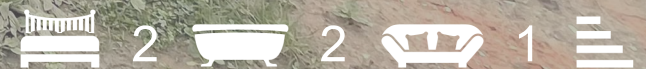




Thurleston Lane, Ipswich,  
£184,500





- **OMAR ALDERNEY PARK HOME**
  - **OPEN PLAN LIVING**
  - **GATED ACCESS**
  - **OVER 45'S**
- **INTERGRATED APPLIANCES**
- **11 MONTH HOLIDAY SEASON**
- **LANDSCAPED GROUNDS**
  - **RURAL LOCATION**
  - **EN-SUITE**
- **FITTED FURNITURE**



A fantastic opportunity to purchase a brand new high specification lodge set in rural countryside and backing onto idyllic woodland. These high specification units have been equipped with all the latest modern day living necessities and should be viewed at your earliest convenience to avoid genuine disappointment. (over 45's)

## PROPERTY:

BRAND NEW: High Specification Two Bed Omar Alderney 2DB LODGE located on this gated rural site:

Over 45's. development

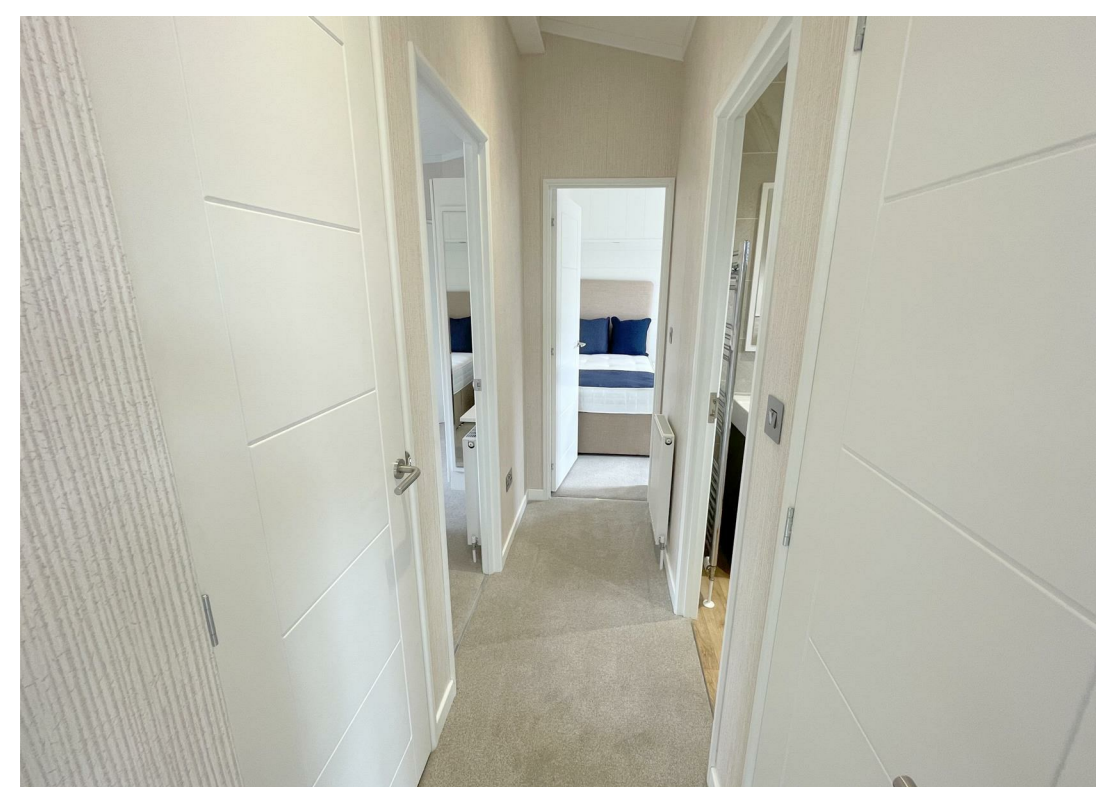
The high specification Omar Alderney has become a popular choice with leisure parks for many years and its easy to see why! The distinctive exterior, clad in Can Exel retains the popular design features of its predecessor and benefits from tall slender windows to the living space and angled windows and French doors to the front.

The contemporary open-plan lounge, dining and kitchen area is light and spacious and a beautiful new colour scheme along with feature clad walls, creates a wonderful, relaxed feel. The bedrooms come with coordinated soft furnishings.

Wildacre Park in Ipswich is a brand new 11 month holiday lodge development, situated in an idyllic rural location but within easy reach of shops and facilities. This park has electric gate access with landscaped grounds. Boasting stunning new Omar lodges backing onto 3 acres of woodland with views of rolling countryside and walks nearby.

Wildacre Park will be ready now with just 5 lodges available!





## LOCATION:

Wildacre Park is located approximately 3.5 miles north of the centre of Ipswich close to the village of Akenham. The village has a church and is within easy travel distance of a wide range of local shops, schools and amenities. There are a wide variety of sporting and recreational clubs in the area as well as some fantastic walking opportunities in the local countryside as well as water sports on the river estuaries including the Orwell and Deben. Schools include the highly regarded Ipswich School located on Henley Road on the northern side of the town. Ipswich mainline railway station is located approximately 3.5 miles away and the A12/A14 trunk roads are also within easy travel distance.

## LIVING/KITCHEN AREA:

19'8 x 18'10 (5.99m x 5.74m)

Vaulted ceiling with recessed lighting. Double glazed picture windows to three elevations and double glazed French doors, three radiators, stainless steel sink unit with mixer tap inset to work surfaces with cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards, stainless steel filter hood over five ring gas (LPG hob), inset electric oven to tall standing storage unit, integrated fridge/freezer, integrated dishwasher, integrated washer drier and central island.

## INNER HALL:

Radiator, recessed lighting, storage cupboard and built in boiler cup housing wall mounted LPG boiler.

## BATHROOM:

6'6 x 6'4 (1.98m x 1.93m)

Extractor Fan, double glazed frosted window to one elevation, low level WC, wash hand basin with mixer tap, tiled splash back with vanity cupboard, panel bath with mixer tap shower and tiled surround and folding screen, tiled walls and heated towel radiator.

## BEDROOM ONE:

12'4 x 9'4 (3.76m x 2.84m)

Recessed lighting, radiator, double glazed picture window to side elevation, a range of bedroom furniture and access to:-

## EN-SUITE:

9'3 x 4'7 (2.82m x 1.40m)

Double glazed frosted window to one elevation, extractor fan, heated towel radiator, wash hand basin with mixer tap, tiled splashbacks and vanity cupboard under, low level WC, double shower unit with sliding shower screen and complimentary tiling.

## BEDROOM TWO:

10'0 x 9'2 (3.05m x 2.79m)

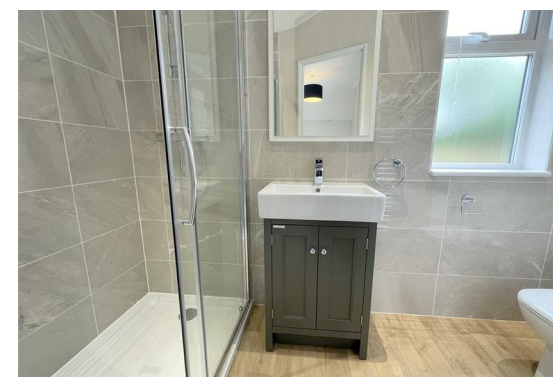
Two double glazed picture windows to side elevation, radiator, and a range of bedroom furniture,

## OUTSIDE:

The property is located on a generous plot with lawned surround and access via attractive brick and paved steps. A large terrace will be provided with access from garden and French doors in the living room.

## AGENTS NOTE:

Site fees: £3,000 per annum to include Wi Fi  
Gas: LPG







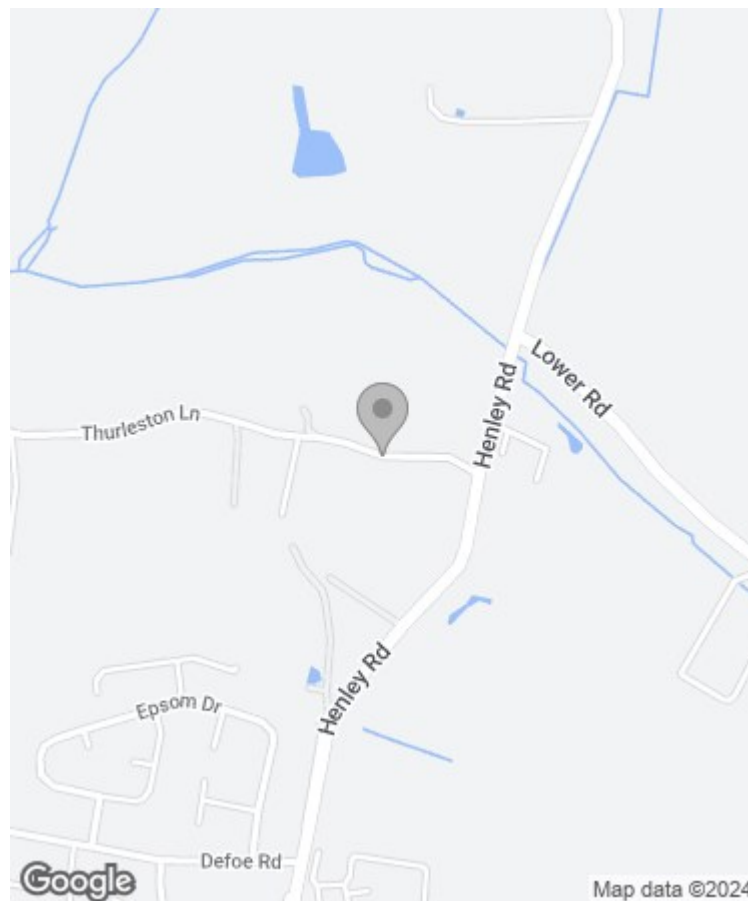


GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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 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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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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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