



Bucklesham Park, Ipswich,  
£129,500





**BRAND NEW: A brilliant opportunity to acquire this high specification detached holiday lodge located on this favoured landscaped holiday site in the semi rural Bucklesham road area of Ipswich with access to Felixtowe, Ipswich and the east coast.**

#### **LODGE:**

A brand new 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 walk in dressing room, UPVC double glazing, LPG gas to radiator heating and accommodation which comprises:- entrance hall, lounge/kitchen, two bedrooms (master with en-suite) 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





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



**ENTRANCE HALLWAY:**

13'3 x 2'11 (4.04m x 0.89m)

**LOUNGE/KITCHEN:**

16'9 x 12'3 (5.11m x 3.73m)

**BEDROOM 1 :**

9'0 x 8'9 (2.74m x 2.67m)

**DRESSING ROOM:**

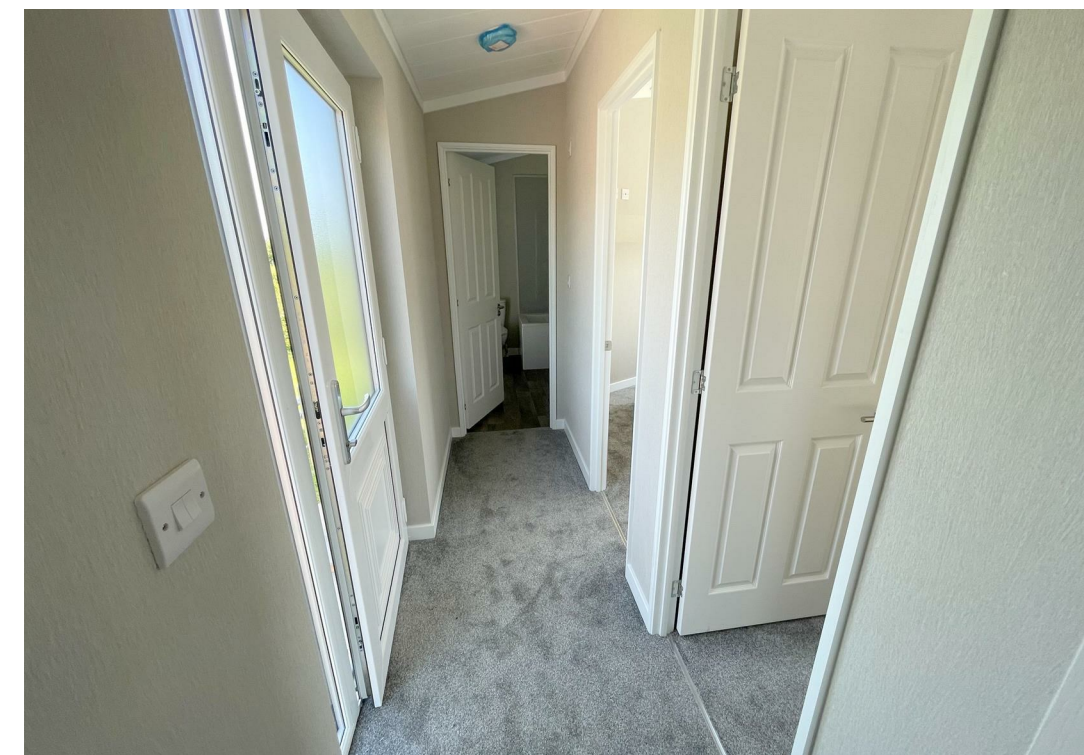
**BEDROOM 2:**

9'0 x 6'3 (2.74m x 1.91m)

**BATHROOM:**

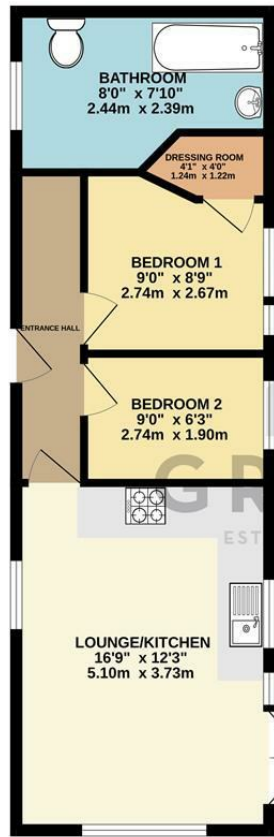
7'10 x 8'0 reducing 4'6 (2.39m x 2.44m reducing 1.37m)





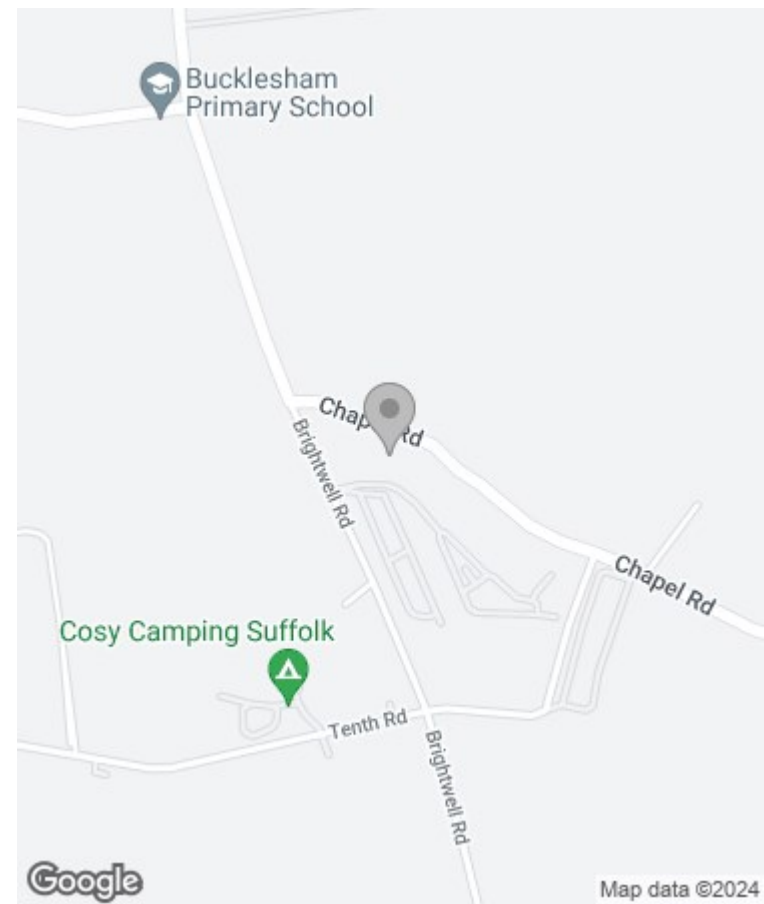


GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.