



**Lodge 7, Brett Vale Golf Club  
Raydon, Suffolk**

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# Lodge 7, Brett Vale Golf Club, Noaks Road, Raydon, Ipswich, Suffolk, IP7 5LR

Raydon is a much-favoured village location off the A12 between Ipswich and Colchester. It lies within easy reach of the market town of Hadleigh, with its traditional range of shops and stores. Close by are favoured local schools and the village has St Marys Church whilst to the west of the village is the Brett Vale Golf Club. Conveniently situated only a few miles from the junction of the B1070 with the A12 providing access to Colchester and Ipswich, whilst the B1070 continues through Elmstead Market and through to the Manningtree area where a mainline railway station is found with services terminating at London Liverpool Street.

A three-bedroom (one en-suite) detached lodge offering 365 days a year occupation rights enjoying an idyllic setting enveloped by a privately owned golf course, located on the periphery of the well-regarded Suffolk village of Raydon. Set adjacent to the Dedham Vale Area of Outstanding Natural Beauty, the property is newly constructed offered with internal fixtures and fittings and a 25-year chassis warranty.

One of the premier lodges to have been constructed on the course, the high specification evident throughout is displayed via UPVC framed double glazed windows, LED spotlights, a matte finished en-suite shower room and family bathroom suites in addition to an open aspect kitchen/dining/sitting room with high gloss units, electric inset fire and electricity ports with USB connectivity ports.

Further benefits to the property include a driveway with allocated private parking for two vehicles, south west facing gardens and golf memberships to the Brett Vale Golf Club for two named individuals for the duration of their time at the property.

## **A high specification three bedroom (one en-suite) detached lodge offered with golf membership to the Brett Vale Golf Club included, allocated off-street parking via a driveway with space for two vehicles and south west facing gardens.**

Obscured panel-glazed door opening to:

**UTILITY HALL: 7' 10" x 5' 6"** (2.41m x 1.69m) With ceramic single sink unit with mixer tap above, gloss fronted base units and tiling over. Wood effect flooring throughout and panel door opening to:

**KITCHEN/DINING/SITTING ROOM: 18' 11" x 24' 0" (20' 2")** (5.77m x 7.33m (narrowing to 6.16m) An open aspect reception space set beneath a pitched roofline with the kitchen comprising an extensive range of gloss fronted base and wall units with wood effect preparation surfaces over and tiling above. Ceramic single sink unit with mixer tap above and integrated appliances including an oven with grill, four ring gas hob with

extraction above, full height fridge, freezer and Hoover dishwasher. The kitchen extends via a further peninsular style unit with additional base level storage, dining area beyond and two sets of french doors opening to the decked terrace. The seating area is characterised by a centrally positioned electric fire with open fronted recess space below and shelving above.

**BEDROOM 1: 11' 11" x 9' 2"** (3.65m x 2.80m) Set beneath a sloping roof line with casement window range to side affording unspoilt views across the gardens and golf course beyond. Opening to a:

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**DRESSING ROOM: 9' 1" x 3' 8"** (2.78m x 1.12m) With fitted wardrobe and door opening to:

**EN-SUITE SHOWER ROOM: 9' 0" x 5' 3"** (2.76m x 1.61m) Fitted with ceramic WC, wash hand basin within a floating unit, fully tiled separately screened shower with both mounted and handheld Mira shower attachment and wall mounted heated towel radiators. Mirror with lighting and obscured glass casement window to side.

**BEDROOM 2: 10' 2" x 7' 10"** (3.12m x 2.41m) With casement window to side and fitted wardrobe.

**BEDROOM 3: 10' 0" x 7' 3"** (3.07m x 2.23m) With casement window to side overlooking the decked terrace with gardens beyond and views across the golf course.

**FAMILY BATHROOM: 7' 10" x 5' 6"** (2.41m x 1.69m) Principally tiled with ceramic WC, wash hand basin within a floating unit, mirror above with lighting. Bath with shower above. Wall mounted heated towel radiator, LED spotlights and obscured glass window to side.

## Outside

The property is approached via a tarmac access road with allocated driveway providing private parking for two vehicles. An Indian sandstone border beyond provides an attractive approach to the decked terrace which continues to the side of the property affording elevated aspect across the gardens and golf course beyond. Within the gardens, there is the opportunity to erect a 10ft x 8ft shed.

**AGENTS NOTE:** The property is subject to a service charge of £3,750 per annum for maintenance of green/garden areas, water charges and building insurance. The properties are understood not to be eligible for council tax. Hedges cannot be erected across the boundary in order for the

aesthetic of the site to remain as existing. Golf membership is provided for up to two people for the duration of the time by which they are in occupation of the property.

**TENURE:** Leasehold.

**SERVICES:** Mains water and electricity are connected. LPG gas central heating and gas fire and shared private drainage. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 30 Mbps.

**PHONE SIGNAL:** EE, O2 and Vodafone.

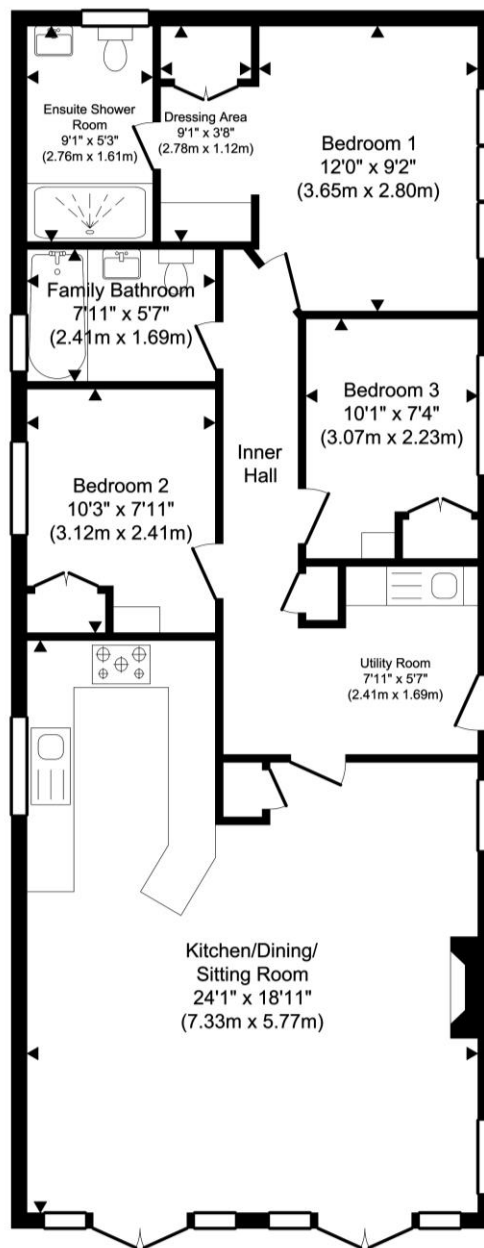
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**WHAT3WORDS:** ///earpiece.provide.totals

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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TOTAL APPROX. FLOOR AREA 943.99 SQ.FT. (87.70 SQ.M.)  
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