



£149,950

Priory Park, Nacton, IP10



2

Bedrooms

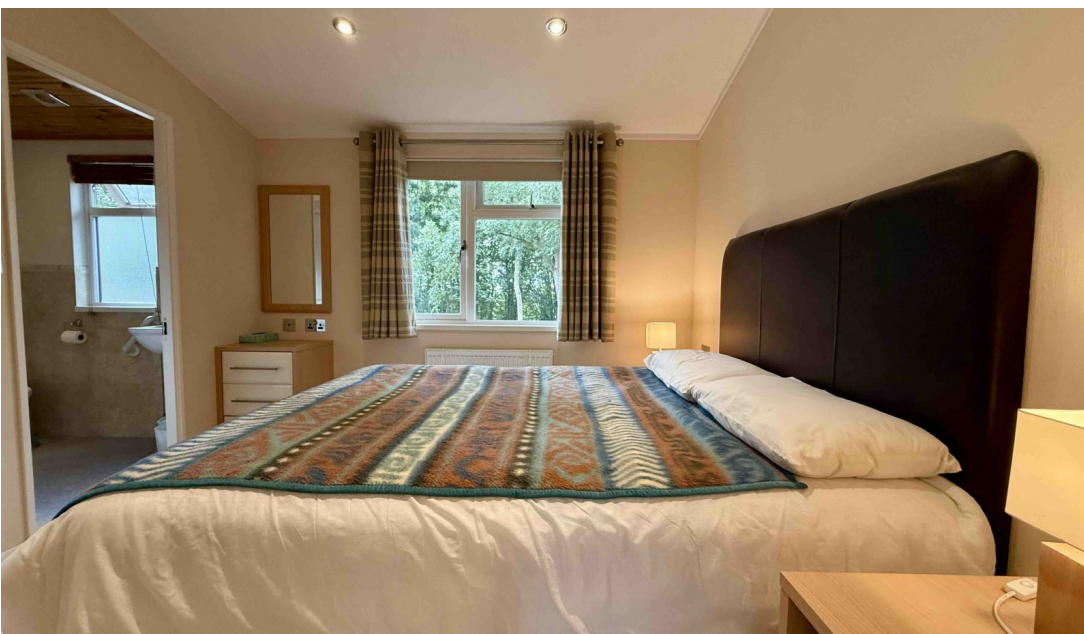


2

Bathrooms

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Wainwrights are pleased to present this 2007 Kingfisher luxury lodge at Priory Park, set in an elevated position among the trees in a quiet cul-de-sac with views towards the River Orwell. The lodge offers two bedrooms, two bathrooms and a spacious open-plan living area, with two sets of French doors opening onto a raised deck. There are also two allocated parking spaces.

Priory Park is a privately owned, family-run park set within 115 acres of coastal Suffolk. Owners can enjoy the park's golf course, children's playground and outdoor swimming pool, with social events held in the barn and restaurant. The park is within easy reach of Ipswich, Felixstowe and Woodbridge.

Entrance hallway

An opaque UPVC double-glazed front door opens into the hallway, which has a built-in cupboard with shelving and hanging space, carpet, a radiator and recessed ceiling spotlights. Doors lead to the remaining rooms.

Open-plan living area *5.90m x 5.70m at its widest and deepest points (19' 4" x 18' 8")*

A generous space incorporating the lounge, dining area and kitchen. The carpeted lounge and dining area has windows to the front, side and rear, two radiators and two sets of French doors opening onto the deck. A timber-clad ceiling with recessed spotlights runs overhead. The fitted kitchen has wood-effect worktops arranged around a breakfast bar, a stainless steel sink, five-burner gas hob with electric oven and extractor above, and an integrated upright fridge freezer. There is a dishwasher installed and included, together with a range of floor and wall cupboards, drawers and a tall larder cupboard. The kitchen also has a rooflight and tiled-effect vinyl flooring.

Utility room *2.90m x 0.94m (9' 6" x 3' 1")*

Accessed from outside, the utility room provides an AEG washing machine and houses the gas combi boiler, which was installed in 2023.

Principal bedroom *3.10m x 3.20m (10' 2" x 10' 6")*

With a UPVC double-glazed window to the rear, a rooflight, carpet, radiator and recessed spotlights. A door leads to the en-suite shower room, while the adjoining walk-in wardrobe provides hanging space and shelving.

En-suite shower room *2.00m x 1.54m (6' 7" x 5' 1")*

Fitted with a large shower enclosure with glass and chrome sliding doors and a thermostatic shower, wash basin, WC, chrome heated towel rail, shaver point and extractor fan. There is an opaque double-glazed window to the rear, partially tiled walls, marble-effect vinyl flooring and a timber-clad ceiling with recessed spotlights.

Walk-in wardrobe *2.00m x 1.24m (6' 7" x 4' 1")*

With fitted hanging space and shelving, carpet, radiator and ceiling spotlights. The electrical consumer unit is also housed here.

Bedroom two *3.02m x 2.87m (9' 11" x 9' 5")*

With a UPVC double-glazed window to the side, a rooflight, carpet, radiator and recessed ceiling spotlights.

Family bathroom *2.07m x 1.70m (6' 9" x 5' 7")*

Fitted with a bath with shower over and folding glass screen, vanity unit with wash basin, WC and chrome heated towel rail. Further features include an opaque double-glazed window to the front, partially tiled walls, marble-effect vinyl flooring, shaver point, extractor fan and timber-clad ceiling with recessed spotlights.

Outside

The lodge occupies an elevated position surrounded by trees, with views towards the River Orwell. A paved pathway runs around the lodge, and the raised wooden deck provides space for outdoor seating. There is an outside tap and two allocated parking spaces immediately beside the property.

Leasehold and site information

We understand that the lodge has a 12-month licence, allowing use throughout the year. It cannot be used as a main residence, and owners must have a permanent UK address. Priory Park advises that lodges are for the use of owners, their family and close friends; subletting and rentals are not permitted. The 2026 site fee was £6,695, reduced to £5,820 if paid in full by 31 January. The fee includes grounds maintenance, mains water supply, Sky broadband and TV, and access to the park facilities, including the golf course, 2 tennis courts, access to the River Orwell foreshore and coastal footpath, children's playground and outdoor swimming pool. Gas and electricity are metered and paid quarterly to Priory Park. Buyers should confirm the licence terms, current site fees, occupancy conditions and what is included with Priory Park before purchase.

Additional Information

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40'x20'
Kingfisher

