



# FOR SALE

**The Willerby Manor, The Oaks Holiday Park,  
Chapel Road, Bucklesham, Suffolk, IP10 0BT**

Asking Price £74,995



- Patio Doors Leading To Decked Area
- Side Steps And Path To Steps
- Full Lodge Skirting
- Fully Fenced With Entrance Gate
- Astro Turfed Lawn Area
- Patio And Path
- Garden Tap
- Double Glazed And Gas Central Heating
- Two Bedrooms
- 25 Year Lease

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Brand New 2025 Willerby Manor 38 x 12, 2 Bedrooms

This beautiful home is light, bright, and spacious, providing the perfect setting for a relaxing break away with friends or family.

The Manor's double sliding patio doors bring light flooding into the lounge whilst the freestanding furniture allows you to easily adapt your living area to suit you and your view. Its distinctive grey cladding and graphite door and window frames give this home a truly unique and striking exterior appeal making you the envy of your neighbours.

Style comes as standard with the Manor. The sleek Shaker kitchen makes clever use of the space whilst the master bedroom has a boutique hotel feel.

It's the perfect retreat after a fun-filled day out.

## Description

A well-designed spacious 2-bedroom Holiday Home with Anthracite Windows and Grey Cladding, Double Glazing and Gas Central Heating and The Willerby Green Standard ensures all windows and exterior doors upgraded to LOW-E Argon. LOW-E is a special coating on the glass and Argon is a denser gas than air. The combination provides excellent insulation properties.

Large spacious lounge with Armchair, 2 seater, 3 Seater Sofa's and Footstall, Wall Unit with Floating Shelves and Television Unit and Front Sliding Patio Doors.

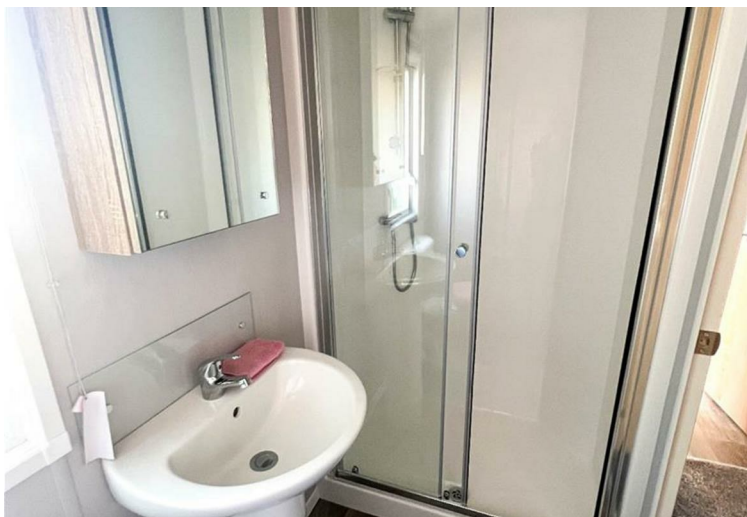
A Great size Kitchen with Plenty of cupboard space & Shelves, Integrated Fridge Freezer, Integrated Washer/Dryer, Integrated Microwave & Integrated Oven and Grill, Free Standing Table and Chairs.

Good Size Bathroom with Shower from the Hallway.

The Master Bedroom has a King size bed, a Double Wardrobe, Under Bed Storage and above Bed Cupboards, Dressing Table, En-suite Toilet.

Second bedroom with 2 Single Beds and lots of Cupboards.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	
(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	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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