



£74,995

The Oaks Holiday Park, Chapel Road, IP10



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights are pleased to share with you the new Willerby Manor Lodge located on the desirable adults only Oaks Holiday Park in the village of Bucklesham. A well-appointed 38ft x 12ft interior, the Manor enjoys the warmth and convenience of gas central heating. The UPVC double glazed windows and doors continue with the contemporary feel but also contribute to energy efficiency. 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. The thickness of all exterior walls increased by 100%. Upgraded the insulation material used in the walls, roof and floors.

A holiday home with the Willerby Green Standard will keep you warmer for less in winter and help you to stay cool in summer. It's a great way to keep your energy bills down in a turbulent energy market, helping you reduce your carbon footprint and do your bit in the fight against climate change.

Finance available.

Living Area 6.10m x 3.60m (20' x 11' 10")

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. The freestanding sofa bed, snug seat and footstool with storage offer a generous seating arrangement. The finishing warmth to this lounge is added with a wall mounted glass fronted log fire.

Kitchen/Dining Room

The elegant shaker style kitchen with integrated microwave, integrated fridge freezer, a five-ring gas oven/grill with hob and glass splashback and a feature extractor fan offers a great use of space, enhanced by under cabinet plinth lighting and above worksurface cabinets, creating a degree of separation from the lounge, yet while cooking you can still be involved with your family and friends.

Master Bedroom 2.68m x 3.16m (8' 10" x 10' 4") at widest

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Twin Bedroom

A twin bedroom complete with single beds and upholstered headboards, bedside cabinet, wardrobe and wall storage completes the sleeping quarters in this lodge.

Family Shower Room 2.22m x 1.06m (7' 3" x 3' 6")

The family shower room offers a generous shower cubicle with thermostatically controlled shower, dual flush WC and wash basin with mirrored storage cabinet, again the Manor provides all essentials in any practical family bathroom.

Included

Front Deck 12ft x 6ft Side steps and path to steps 8ft x 4ft Full lodge skirting Fully fenced garden with entrance gate Turfed lawn Garden tap Concrete base 20 Year lease 2 x 47kg Gas bottles & change over kit Gas test with certificate

Additional Information

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EPC

Coming soon

