



Bucklesham Park, Ipswich,  
£169,500

- **NEARLY NEW HOLIDAY LODGE**
  - **TWO BEDROOMS**
- **EN-SUITE AND DRESSING AREA**
  - **VAULTED CEILING**
  - **FITTED KITCHEN WITH APPLIANCES**
- **OPEN PLAN KITCHEN/DINER**
  - **UPVC DOUBLE GLAZING**
  - **GATED PARK**
  - **11 MONTH RESIDENCY**
  - **SOUTHERLY REAR GARDEN**



**NEARLY 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.

#### **PROPERTY:**

A nearly 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/diner, living room with windows over looking central green, kitchen area with new appliances, master bedroom with walk in dressing area and en-suite, UPVC double glazing, LPG gas to radiator heating and accommodation which comprises:- entrance hall, living room kitchen/diner, two bedrooms (master with en-suite and dressing area) 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

#### **KITCHEN/DINER:**

1'10 x 11'3 red 10'10 (0.56m x 3.43m red 3.30m)

Vaulted ceiling with recessed lighting. Double glazed windows to two elevations, radiator, stainless steel sink unit with mixer tap inset to work surfaces with cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards, stainless steel filter hood over four ring gas (LPG hob), inset electric oven to tall standing storage unit, integrated fridge/freezer, integrated washing machine, built in cupboard housing wall mounted Worcester combi LPG gas boiler and double doors to:-

#### **LIVING ROOM:**

18'10 x 9'1 (5.74m x 2.77m)

Two double glazed windows to front elevation (overlooking central green), double glazed window to side elevation, two radiators, vaulted ceiling and electric plasma style wall mounted electric fire.



**INNER HALL:**

Access to bathroom and bedrooms.

**BATHROOM:**

Double glazed frosted window to side elevation, extractor fan, wash hand basin with vanity drawers under, low level WC, panel bath with tiled splashbacks and mixer tap and heated towel rail.

**BEDROOM ONE:**

9'2 x 8'4 (2.79m x 2.54m)

Double glazed window to side elevation, radiator and access to dressing area.

**DRESSING AREA:**

Access to en-suite with two sets of built in double wardrobe cupboards.

**EN-SUITE:**

6'2 x 5'5 (1.88m x 1.65m)

Extractor fan, double glazed frosted window to one elevation, low level WC, wash hand basin with vanity drawers under, corner shower with shower unit and curved screen shower doors and heated towel radiator.

**BEDROOM TWO:**

9'1 x 8'0 (2.77m x 2.44m)

Double glazed window to side elevation, radiator, fitted wardrobe cupboard and dresser unit.



**OUTSIDE:**

Slate chipped front area, with block paved off road driveway. Wooden gates to both sides with stepped brick access to both sides of the kitchen/diner. The rear garden is laid to lawn with patio area, metal shed and boundary fencing.

**AGENTS NOTE:****PARK FEES:**

£3,160 PER ANNUM (to include Wi Fi)

Gas, Electric & Water charged separately.

All appliances included

Privacy Tint added to glass

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |