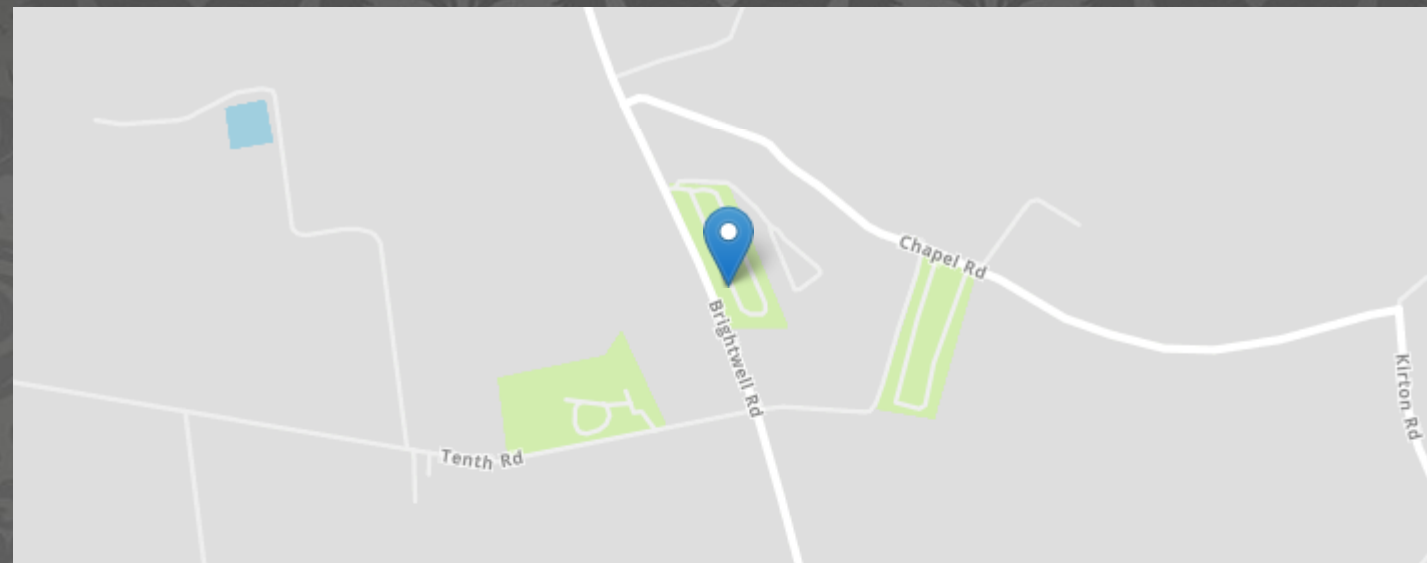


Bucklesham Park, The Heath, Bucklesham, Ipswich



- TWO BEDROOM HOLIDAY LODGE FOR THE OVER 50S
- UTILITY ROOM
- DRESSING AREA AND EN-SUITE TO BEDROOM ONE
- WELL MAINTAINED, LOW MAINTENANCE, GARDEN
- POPULAR BUCKLESHAM VILLAGE
- OPEN-PLAN KITCHEN/DINING/SITTING ROOM
- SEPARATE STUDY
- MODERN SHOWER ROOM
- PARKING FOR TWO VEHICLES

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MARKS & MANN



Bucklesham Park, The Heath, Bucklesham, Ipswich

IMMACULATELY PRESENTED TWO BEDROOM HOLIDAY LODGE with PRIVATE rear GARDEN and PARKING, located in popular BUCKLESHAM VILLAGE, for the OVER 50s. Accommodation comprises entrance hall, OPEN-PLAN kitchen/dining/sitting room, separate UTILITY ROOM, STUDY, two bedrooms, with a DRESSING AREA and EN-SUITE to bedroom one, and a MODERN shower room. An internal viewing is highly advised to appreciate the QUALITY of accommodation and many EXTRAS this lodge has to offer.

£185,000

Bucklesham Park, The Heath, Bucklesham, Ipswich	
Entrance hall	Study
Doors to the open-plan kitchen/dining room, study, both bedrooms and the shower room.	1.94m x 1.36m (6' 4" x 4' 6") Window to side, two double fitted-wardrobes.
Open-plan kitchen/dining/sitting room	Bedroom two
Total area - 6.20m x 5.75m (20' 4" x 18' 10")	2.93m x 2.66m (9' 7" x 8' 9") Window to side, modern fitted double wardrobe.
Kitchen area	Shower room
Window to side, range of matching base and eye level units with worktops over, sink, built-in double oven with hob and extractor over, integrated appliances including a fridge/freezer and dishwasher. Opening through to:	1.91m x 1.69m (6' 3" x 5' 7") Window to side, double walk-in shower, hand wash basin and WC.
Utility room	Outside
2.80m x 1.53m (9' 2" x 5' 0") Window to to side, range of matching base and eye level units with worktops over, sink, pull-out kitchen larder and space and plumbing for a washing machine.	The front of the property has been laid to low maintenance decorative stones with shrubs. A block paved driveway to the side provides off road parking for two vehicles with steps giving access to the entrance door. The side garden has been mainly laid to artificial lawn, with shrub borders and a path, wrapping around to the rear of the property.
Dining room area	There is an excellent raised deck to the immediate rear of the property, ideal for outdoor entertaining/alfresco dining, with steps leading down to the path and lawned area with shrub/tree borders, enclosed by wooden fencing. There is a garden shed/store which we understand is to remain.
Sitting room area	Important information
Triple aspect room with windows to both sides and a window and French doors to rear, providing an abundance of natural light, overlooking and leading into the rear garden. Feature fireplace and space for a comfy sofa/seating area.	Tenure - Leasehold Lease term: 99 years remaining as at 03/09/25. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Service charge - £3,000 per annum - to include the ground rent, domestic waste disposal and sewage removal, Electric and water usage are invoiced from meter readings taken every quarter by the site and the mains gas is invoiced direct via Calor Gas. Age restriction for the over 55s only. Council tax band n/a. EPC rating exempt. Our ref: SM/elr.
Bedroom one	
2.76m x 2.73m (9' 1" x 8' 11") Window to side, open through to:	
Dressing area	
Range of modern, fitted wardrobes and drawers, door to:	
En-suite shower room	
2.24m x 1.21m (7' 4" x 4' 0") Window to front, shower cubicle, hand wash basin and WC.	



Agents note

This particular lodge offers many extras which were added when purchased from new, a few of which include the fantastic decking, air-conditioning, additional sink in the utility room, tinted windows, night and day blinds, French doors from the sitting room and outside garden shed.

Location

Bucklesham is a delightful village close to the popular market town of Woodbridge, Felixstowe and Ipswich, Suffolk's county town. The village benefits from a church, village hall, primary school and public house. For the commuter the A12/A14 are within easy reach and a mainline train station can be found at Ipswich, with a direct link to London Liverpool Street.

Directions

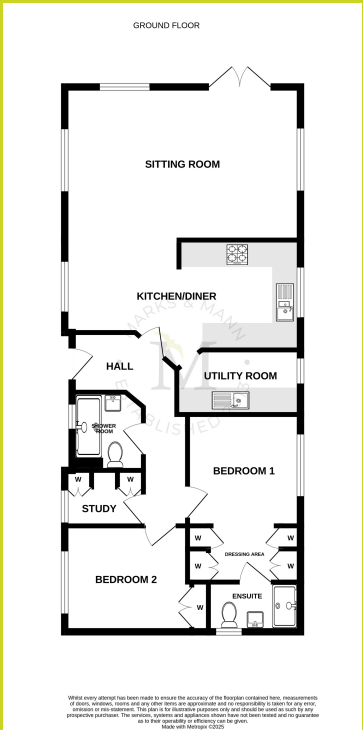
Using a SatNav, please use IP10 0BW as the point of destination.

Disclaimer

Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.