

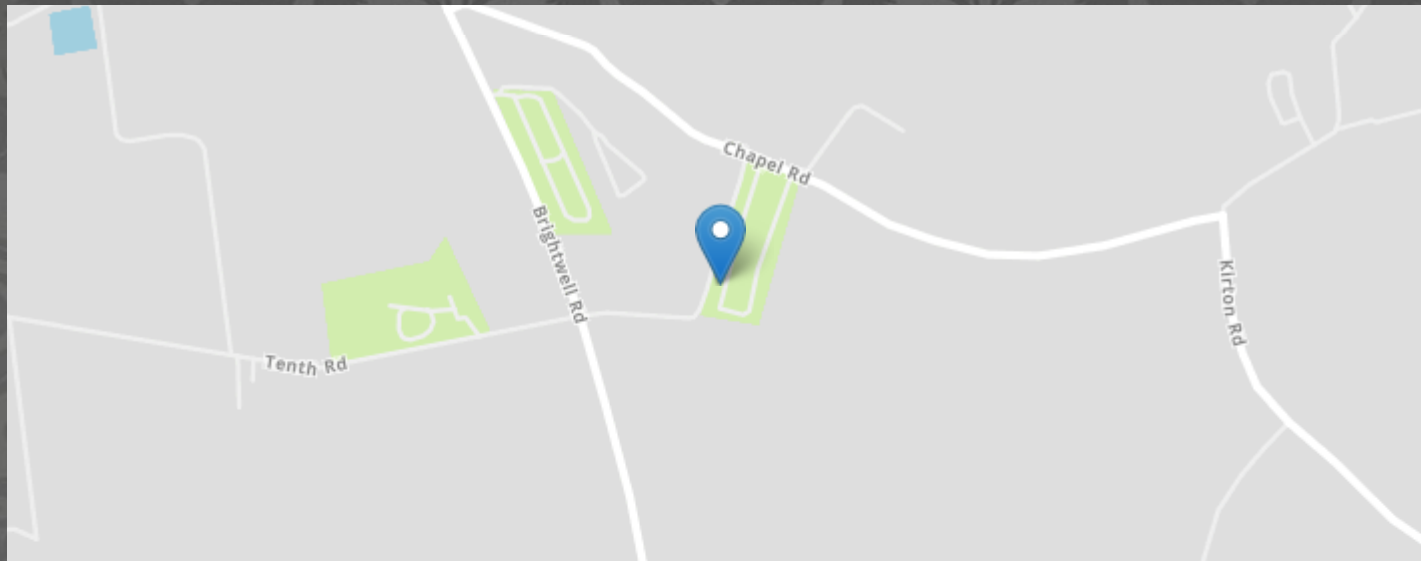
The Oaks Holiday Park, Chapel Road, Bucklesham, Ipswich



Introducing the Willerby

**GreEN
Standard**

The holiday home specification that's great for
your pocket and the planet.



- SITE FEE INCLUDED UNTIL 2028
- ADULT ONLY HOLIDAY PARK
- OPEN-PLAN KITCHEN/SITTING/DINING ROOM
- CLOSE TO MARKET TOWN OF WOODBRIDGE WITH THE RIVER DEBEN
- EASY ACCESS TO A12/A14

- BRAND NEW TWO BEDROOM HOLIDAY HOME
- WILLERBY GREEN STANDARD ENERGY SPECIFICATION
- EN-SUITE WC AND SEPARATE SHOWER ROOM
- FELIXSTOWE SEASIDE TOWN AND SEAFRONT NEARBY
- FINANCE OPTIONS AVAILABLE

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The Oaks Holiday Park, Chapel Road, Bucklesham, Ipswich

SITE FEE INCLUDED UNTIL 2028. Brand new, stylish, two bedroom holiday home in popular Bucklesham Village. Accommodation comprises open-plan kitchen/sitting/dining room, two bedrooms, with bedroom one having an en-suite WC, and a separate shower room. The property benefits from the Willerby Green Standard, helping you keep your energy bills down and reduce your carbon footprint. Close to the market town of Woodbridge and Felixstowe's seaside town and seafront, with finance options available. An early viewing is highly advised.

£89,995

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The Willerby Gainsborough - 2025 Model

Introducing the Willerby Gainsborough, a brand-new lodge for sale that epitomises contemporary luxury and comfort. Crafted in these cutting-edge years of design, this lodge stands as a testament to modern design and quality craftsmanship.

Measuring a spacious 38ft x 12ft, the Willerby Gainsborough offers ample room for you to create lasting memories with friends and family. Priced at £89,995, this exquisite lodge is a unique opportunity to invest in a sanctuary that combines style, functionality, and innovation. Complete with decking & skirting.

The Willerby Gainsborough promises a seamless blend of aesthetics and functionality.

Setting itself apart with a range of additional features, this lodge ensures a living experience that goes beyond the ordinary. Enjoy the warmth and convenience of gas central heating, precisely controlled by the Hive thermostat. The White UPVC double glazed windows and doors not only enhance the aesthetic appeal but also contribute to energy efficiency. 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, thus helping you to reduce your carbon footprint and do your bit in the fight against climate change.

The heart of this abode lies in its feature kitchen, boasting a pull-out racking system for added convenience. Equipped with a fridge/freezer, integrated microwave, and a full-size Washer/ Dryer, the kitchen is a haven for culinary enthusiasts. The free-standing table & chairs provide a perfect setting for family meals or entertaining guests.

Immerse yourself in a world of entertainment with the Bluetooth MP3 player featuring integral speakers. Whether it's a quiet evening in or a lively gathering, the audio system adds a delightful touch to your experience.

Stepping outside through the double doors you are unto the deck; the Gainsborough is surrounded by skirting that enhances the lodge's exterior charm. Benefit from the convenience of a fenced and gated garden with turfed lawn, garden tap and lodge parking for two cars, ensuring your vehicle is always within reach. With a 20-year license on the park and a 50-week season, the Willerby Gainsborough offers a perfect blend of security and flexibility for your lifestyle.

Elevate your living experience with the Willerby Gainsborough - where contemporary design meets functionality, creating a home that resonates with your lifestyle. Secure your Holiday Home and embark on a journey of relaxation combined with a luxury living space.

- INCLUDED IN THE PRICE
- FRONT DECK
 - SIDE STEPS AND PATH TO STEPS
 - FULL LODGE SKIRTING
 - FULLY FENCED GARDEN WITH ENTRANCE GATE
 - TURFED LAWN
 - GARDEN TAP
 - CONCRETE BASE
 - 2 X 47KG GAS BOTTLES & CHANGE OVER KIT
 - GAS TEST WITH CERTIFICATE
- PARK OPENS 50 WEEKS, 1st MARCH – 15th FEBRUARY

Who and where are we:
We are the Pleece family and have been nurturing our authentic rural park for over a decade. The Oaks is a small Adult Only Holiday Park and has a fifty-week season. To ensure you have peace of mind when you're not here we always are. We take you and your holiday homes security as paramount importance whilst maintaining that relaxing and peaceful habitat. We believe The Oaks has some redeeming qualities not available elsewhere.

We happen to be located in the majestic farmland where you can appreciate the diverse mix of growing crops as the seasons change. It sets the scene for some wonderful walks and a natural canvas for photography.

It is just over a ten-minute drive to the coastal Victorian seaside town of Felixstowe with its vibrant high street or a beautiful stroll along its splendid seafront.

In another direction it's a short drive to one of the gems in Suffolk's crown, the historic market town of Woodbridge set on the banks of the river Deben with beautiful river walks and of course the most important Anglo – Saxon site in the UK, Sutton Hoo.

Although boasting about our rural location we do have all amenities you could ever require within a 15-minute drive including the hospital.

Don't miss out on the opportunity to purchase a stunning holiday home in the Suffolk countryside and only 5 minutes from A12 & A14 and 10 minutes from Felixstowe seafront.

Please call 01473 396007 to arrange a viewing, viewing by appointment only.

A friendly family run and owned park.

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

