



# Palmer & Partners



St. Noakes Lodges, Brett Vale Golf  
Club, Noakes Road, Raydon,  
Ipswich, Suffolk, IP7 5LR  
Guide Price £200,000 to £210,000

Palmer & Partners

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- Park Home
- Field & Golf Views
- Three Bedrooms
- Open Plan Kitchen/Dining/Living Area
- Bathroom & En-Suite
- Two Parking Spaces
- Wrap Around Terrace
- Golf Membership & Use Of Club Facilities



Located within the grounds of Brett Vale Golf Club sits this luxury three-bedroom park home which is beautifully presented through-out with field and golf course views. The property benefits from LPG gas radiator heating, double-glazing, wrap around terrace, two parking spaces, garden area and two golf memberships to Brett Vale Golf Club included and use of the club facilities. This park home was built by Omar Homes and has a 10-year

warranty. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall/utility area, open plan living/dining and kitchen area, three bedrooms one with an en-suite and bathroom.

Leasehold information:

- Lease – 99 years from 2021 (94 years remaining)
- £3999 per annum site charge including water and sewage

- LPG and electric are billed separately from the club

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately

1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

**Outside:** There are steps up to the wrap around terrace with a garden area where there is a shed. The area around the park lodge is laid to lawn and there are two allocated parking spaces.



**Front Door:** Into:

**Hallway:** Built-in cupboard.

**Utility Area:** Double-glazed window to the side aspect, fitted with eye and base level units with wood effect worktops, sink and drainer, space and plumbing for washing machine and space for tumble dryer.

**Kitchen Area:** 9'1" x 8'6" (2.77m x 2.6m) Velux window, double-glazed window to the side aspect, ceiling inset spotlights, fitted with a range of eye and base level units with laminate worktops, ceramic sink and

drainer, tiled splashbacks, laminate flooring, double oven and grill, hob and extractor, built-in dishwasher and built-in fridge freezer.

**Living/Dining Area:** 20'2" x 18'10" (6.15m x 5.74m) Double-glazed windows to both side aspects, two sets of double-glazed french doors leading out onto terracing, ceiling inset spotlights, laminate flooring and two radiators.

**Bedroom:** 11'2" x 9'3" (3.4m x 2.82m) Double-glazed window to the side aspect, radiator,



ceiling inset spotlights, through to the dressing area with built-in wardrobes.

**En-Suite:** 8'6" x 5'6" (2.6m x 1.68m) Double-glazed window to the side aspect, ceiling inset spotlights, part tiled walls, double width shower cubicle, hand wash basin with drawers under, WC and towel radiator.

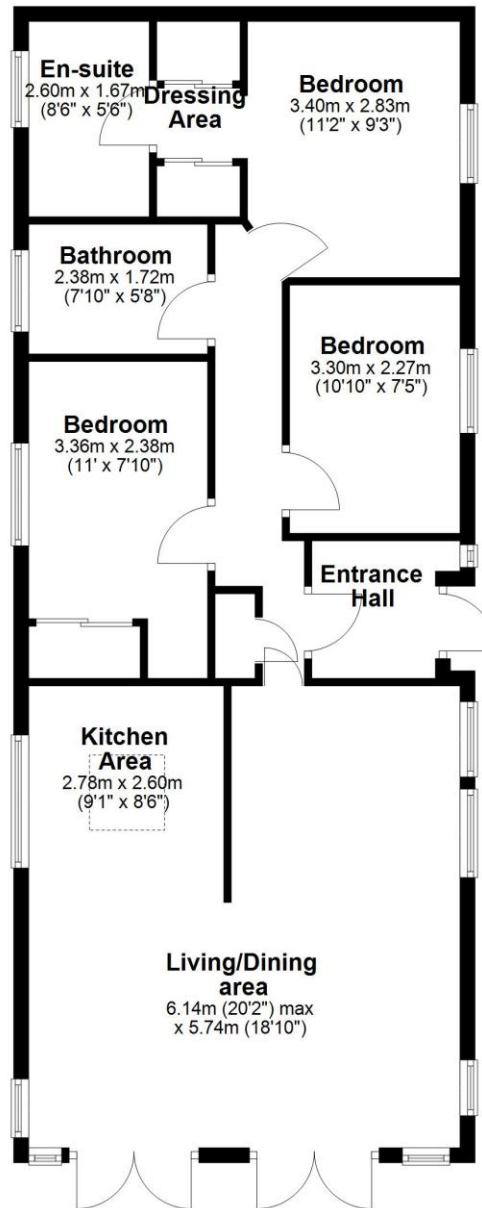
**Bedroom:** 11' x 7'10" (3.35m x 2.4m) Double-glazed window to the side aspect, ceiling inset spotlights, built-in wardrobes and radiator.

**Bedroom:** 10'10" x 7'5" (3.3m x 2.26m) Double-glazed window to the side aspect, ceiling inset spotlights built-in wardrobes, radiator and laminate flooring.

**Bathroom:** 7'10" x 5'8" (2.4m x 1.73m) Double-glazed window to the side aspect, part tiled walls, ceiling inset spotlights, panel enclosed bath with shower screen and shower attachment, WC, hand wash basin with drawers under and towel radiator.

## Ground Floor

Approx. 85.4 sq. metres (919.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band:



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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