

## Summary

**BRAND NEW PARK LODGE\*** A wonderful chance to acquire a stunning Omar luxury park home, fully furnished and set in a peaceful spot with breathtaking views on the outskirts of Glemsford. This property features an open plan living area with French doors opening onto a terrace that overlooks the meadows, 2 double bedrooms, an ensuite, and off-road parking.

## Description

### Approximate Room Sizes

**THE LOCATION** Glemsford boasts a range of essential amenities, ensuring a comfortable and well-connected lifestyle. The village is equipped with a local doctor's surgery, providing residents with accessible healthcare services. The primary school within the village ensures that young families have quality educational facilities close at hand.

Two local convenience shops cater to daily needs, offering a quick and convenient shopping experience. Hunts Hill stores also boasts a Post Office, whilst there is a library adjacent to the SPAR convenience store. Glemsford boasts a fish and chip shop and a Chinese takeaway, providing delicious options for a night off from cooking. You will also find a village pub located on Egremont street.

Just a stone's throw away, the Willow Tree farm shop awaits, offering fresh produce and a delightful shopping experience. On its premises, a hair salon and a café provide additional amenities, creating a hub of local

activity.

Glemsford is a gateway to the natural beauty of the surrounding countryside, with ample opportunities for scenic walks and outdoor activities. Nature lovers will appreciate the proximity to nearby villages such as Long Melford and Cavendish, each with its own unique charm. For a broader range of services and entertainment, the larger towns of Sudbury and Bury St Edmunds are easily accessible, ensuring that residents can enjoy the best of both worlds.

**THE PROPERTY** An exceptional opportunity to acquire a beautifully presented Omar luxury park home, fully furnished and set within a tranquil location on the outskirts of Glemsford, offering uninterrupted views of the surrounding meadows. This stylish property offers a comfortable, modern living space, perfectly designed for a relaxed lifestyle. The lodge features a spacious open-plan layout, with a seamless connection between the living room, kitchen, and dining area, ideal for entertaining or enjoying quiet evenings at home.

The living room is a light-filled space, enhanced by French doors that open onto a private terrace. This outdoor area provides the perfect spot to soak in the peaceful countryside views and enjoy outdoor dining or simply relax with a book.

Adjacent to the living room, the kitchen is compact yet functional, it is well-equipped with modern appliances, ample counter space, and plenty of storage, ideal for both everyday use and entertaining.

The property boasts two double bedrooms. Bedroom 1, offering a cosy retreat with space for a large wardrobe and other furnishings. Bedroom 2, provides direct access to the luxurious ensuite complete with a modern shower, WC, and sink.

In addition, there is a well-appointed family bathroom which features a contemporary suite with a bath, WC, and washbasin.

At the heart of the home is the sitting/dining area, providing a versatile space for dining and relaxation. This space could

easily be used as a formal dining area or adapted for more casual gatherings, with an easy flow to the kitchen.

Externally, the lodge benefits from off-road parking, ensuring convenience for both residents and visitors, and the surrounding green space creates a serene atmosphere.

With its idyllic setting, modern interiors, and thoughtful layout, this luxury lodge offers the perfect balance of comfort and style, ideal for those seeking a peaceful yet well-connected lifestyle.

**AGENTS NOTE** The park runs on a 11 month term only. Residents cannot live on the site within the month of February.

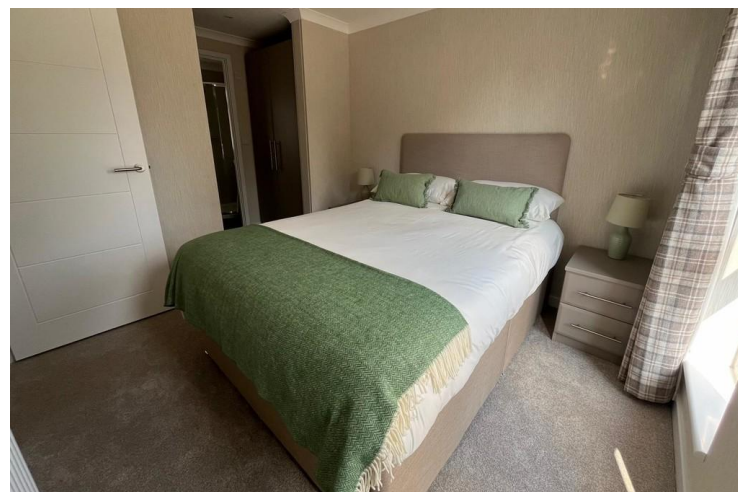
Over 45's Residents  
One pet per plot

Service Charge – £840.25  
Ground rent - £1,500

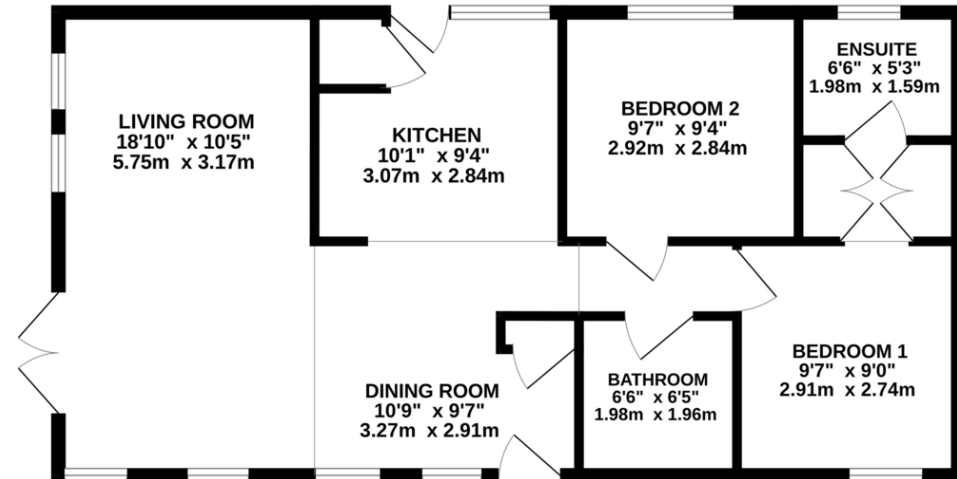
## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – C  
Tenure – Unknown  
Post Code – CO10 7QR

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Lower Road | Glemsford | CO10 7QR

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£169,500

- New Omar Home
- Fully Furnished
- Double Bedrooms
- Gated Plot
- French Doors Leading to Terrace
- Quiet Location and Field Views