



Carlton Meres Holiday Park, Carlton, Saxmundham, IP17 2QP

welcome to

Carlton Meres Holiday Park, Carlton, Saxmundham

Situated within the popular Carlton Meres Holiday Park, this well-presented three-bedroom holiday villa enjoys excellent on-site facilities and a convenient location close to Saxmundham, Aldeburgh, and the Suffolk Heritage Coast.



Location

Carlton Meres Holiday Park enjoys a peaceful countryside setting near the popular market town of Saxmundham, offering the perfect balance of rural tranquillity and convenient access to the Suffolk Heritage Coast. Residents can take advantage of an excellent range of on-site facilities, including indoor and outdoor swimming pools, fishing lakes, a clubhouse, restaurant, and family entertainment. The sought-after coastal towns of Aldeburgh and Southwold are within easy reach, while the surrounding area offers beautiful countryside walks, nature reserves, and charming Suffolk villages, making this an ideal holiday retreat for relaxation and exploration.

Hallway

Providing access to all bedrooms and the family bathroom, the hallway features a combination of carpet and lino flooring, useful storage cupboards, a radiator, and inset spotlights, creating a practical and welcoming central space within the home.

Lounge/Kitchen Diner

19' 3" x 14' (5.87m x 4.27m)

A bright and spacious open-plan living area, perfect for modern holiday home living. The kitchen is fitted with a range of eye and base level units, complemented by integrated appliances including an oven, microwave, gas hob, fridge freezer, washing machine, and dishwasher. There is ample space for a dining table, making it ideal for both everyday dining and entertaining. The room benefits from lino flooring within the kitchen area, inset spotlights, feature pendant lighting, a radiator, and an attractive electric fireplace creating a welcoming focal point. Double-glazed windows to the side aspect provide natural light, whilst sliding doors open directly onto the decking area, seamlessly connecting indoor and outdoor living.

Bedroom 1

14' x 9' 4" (4.27m x 2.84m)

A generously sized principal bedroom featuring carpeted flooring, fitted wardrobe storage, and additional dressing area space. The room enjoys natural light from double-glazed windows to both the rear and side aspects and benefits from a radiator and inset spotlights. A door leads directly to the en-suite.

En-Suite

Fitted with a modern suite comprising a low-level WC and wash hand basin with storage beneath. Further benefits include lino flooring, a heated towel rail, inset spotlights, extractor fan, storage cupboards, and a frosted double-glazed window to the rear aspect.

Bedroom 2

8' 2" x 7' 5" (2.49m x 2.26m)

A well-proportioned Second bedroom featuring carpeted flooring, a radiator, fitted storage cupboards, and inset spotlights. A double-glazed window to the side aspect provides natural light, while the room offers ample space for either two single beds or a double bed.

Bedroom 3

8' 4" x 5' 9" 7 (2.54m x 1.75m 7)

A comfortable third bedroom with carpeted flooring, fitted storage cupboards, inset spotlights, and a radiator. A double-glazed window overlooking the side aspect provides plenty of natural light, making this a versatile room ideal for guests, family members, or additional storage if required.

Bathroom

Well-appointed with a suite comprising a shower cubicle, low-level WC, and wash hand basin with storage. The room benefits from lino flooring, fitted storage cupboards, a heated towel rail, inset spotlights, extractor fan, and a frosted double-glazed window to the side aspect.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Carlton Meres Holiday Park, Carlton, Saxmundham

- Desirable Position Within Carlton Meres Holiday Park
- Three-Bedroom Holiday Villa
- En-Suite to Principal Bedroom
- Gas Central Heating & Utilities
- Close to Saxmundham & Aldeburgh

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

£65,000



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Property Ref:
FLH105776 - 0007

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Please note the marker reflects the
postcode not the actual property



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