



Guide price £80,000  
Suffolk Sands Caravan Park, IP11



 2  
Bedrooms

 2  
Bathrooms

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Beautiful holiday home. Sun Deck Terrace. Open Plan Lounge. Full UPVC Double Glazing. Balcony. Kitchen/Diner. Off Road Parking. En-Suite. Gas Central Heating. Double Bedrooms.

A beautifully presented two bedroom holiday home located in an enviable position, on the popular Suffolk Sands Holiday Park. This is a high specification, exquisitely presented ABI Ambleside, manufactured in 2020. No expense has been spared, with a superb standard of finish and the finest attention to detail. Come and experience holiday home living at its absolute best. The nearby Felixstowe coastline offers multiple award winning beaches and a host of nature walks. The site itself provides a tranquil yet practical environment. Felixstowe town centre is also within easy reach and offers a selection of cafes, restaurants and all the essential amenities you could ask for.

**Entrance hallway** *3.10m x 1.40m (10' 2" x 4' 7")*

Part glazed UPVC double glazed front door opens into the spacious and bright hallway with radiator, built in unit for hats & coats, cupboard housing the gas fired combi boiler, spotlights to ceiling, power outlet and doors to:

**Open plan living area** *6.03m x 3.83m (19' 9" x 12' 7")*

Luxuriously indulgent living area combines modern, clean lines with ingenious practicality and convenience. The space has windows to both sides, two radiators, a Dimplex electric log burner, modern lighting and tasteful decor. The kitchen offers a selection of base level cupboards and drawers in a New England Shaker design. Matching eye level cupboards and worktop. The good quality built in appliances include a Belling double oven and microwave and stainless steel 5 burner hob, with matching extractor hood over. There is also an integrated dishwasher and washing machine. The exquisite kitchen has too many features to list and we suggest coming to see for yourself. The lounge area is also fully furnished and includes a double sofa bed, separate double couch, built in feature fireplace and patio doors opening out to the south facing sun terrace.

**Master bedroom** *3.77m x 3.02m (12' 4" x 9' 11")*

Large double bedroom with complete fitted bedroom suite. Window to side aspect and window seat below, radiator, spotlights.. Door to:

**En-suite** *1.81m x 1.26m (5' 11" x 4' 2")*

Compact yet very practical modern shower room with window to the side aspect, spotlights, towel radiator, shower, WC, hand wash basin with vanity unit, built in shelves and cupboard.

**Second bedroom** *2.56m x 1.98m (8' 5" x 6' 6")*

Fully furnished twin bedroom with window to the side, radiator, spotlights, built in wardrobe, two single beds, bedside cabinet.

**Family shower room** *2.40m x 1.02m (7' 10" x 3' 4")*

Luxury shower room with velux skylight window, towel radiator, spotlights, built in vanity unit, hand washbasin, WC and shower.

## **Outside**

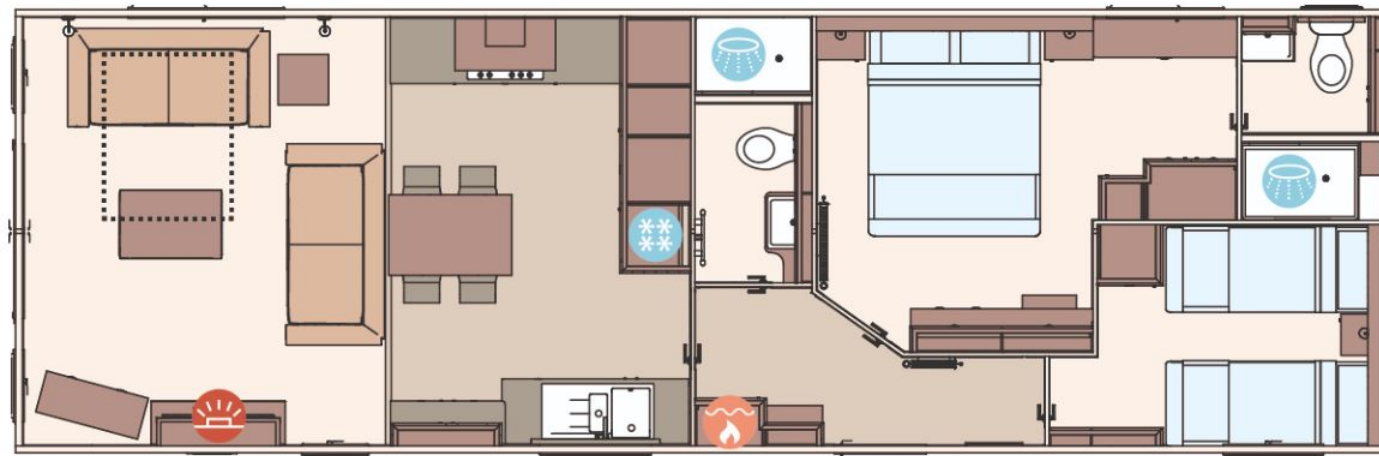
The driveway to the side provides parking for up to three vehicles. The modern maintenance free decking has low rise steps and lockable side gate and extends all along the side and rear of the villa. It offers an attractive and welcoming area to sit and enjoy the outdoors. Two large lockable outdoor Asgard storage containers will also be included in the sale. This is a holiday home for sale and holiday homes do not normally qualify for a mortgage. Other finance options may be available.



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# The Ambleside Floorplans

- FIRE
- WATER HEATER
- SHOWER
- FRIDGE/FREEZER
- FRONT PULL OUT BED



40FT X 13FT X 2 BEDROOM

