



£49,995
The Oaks Holiday Park, IP10



 **2**
Bedrooms

 **1**
Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



The Willerby Malton 35 x 12 is a stylish, practical, and comfortable two-bedroom holiday home – perfect for those looking to start their holiday home ownership journey. With an open-plan layout, modern décor, and a high-quality finish throughout, it offers exceptional value and flexibility for families or couples alike.

This model includes a fully fenced garden with entrance gate, steps to the main door, and two 47kg gas cylinders with changeover kit for convenience. Supplied on a 15-year lease, it provides peace of mind and long-term enjoyment.

The Malton comes complete with central heating, double glazing, and freestanding furniture, offering all the home comforts you need for year-round relaxation.

Lounge

The bright and welcoming lounge features two freestanding sofas (one with a fold-out sofa bed) and a matching footstool, complemented by a media unit, side table, and scatter cushions. Two TV points allow for a reversible lounge layout, giving flexibility to suit your pitch or personal preference. Large front windows or optional double sliding patio doors flood the space with light, while the calming colour scheme and oak-effect accents create a relaxed, homely atmosphere.

Kitchen & Dining Area

The Malton's open-plan kitchen is well-equipped with a freestanding full-height fridge-freezer, gas oven/grill with hob and glass splashback, and extractor fan. Cream and grey cabinetry with oak-effect finishes provides a contemporary look that's easy to maintain. The adjacent dining area includes a freestanding dining table and upholstered chairs, offering a comfortable space for family meals or entertaining.

Master Bedroom

The master bedroom provides a peaceful and practical retreat, featuring a king-size bed with upholstered headboard, bedside cabinets, TV point, and a walk-in wardrobe. Ample storage and a soft, neutral colour palette create a relaxing, hotel-style feel.

Twin Bedroom

Perfect for family or guests, the twin bedroom includes two single beds with upholstered headboards, a bedside cabinet, wardrobe, and TV point, continuing the Malton's bright and modern interior style.

Family Shower Room

The family shower room is designed for comfort and practicality, featuring a shower enclosure with thermostatically controlled shower, dual flush WC, wash basin, and extractor fan. Light finishes and simple lines make the space easy to keep clean and fresh.

Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and buyers must obtain verification from their solicitor. Buyers are advised that unlike bricks and mortar property, caravans are prone to depreciate in value over time, so do not expect to get back the money that you originally invested. Buyers are also advised to enquire from the site management about specific rules around ownership and any proposed changes to those rules. Be advised this is a holiday home and not a permanent home and occupancy is limited to 50 weeks per year. We understand from the seller that the site fee is currently £4300 per annum. The Oaks Caravan Park is an adult only site (including visitors). These properties cannot be sublet

The floorplan below shows the layout of the 35 x 12 two bedroom Malton.

