



Top Lake, Carlton Meres Country Park, Suffolk



Immaculate 40' x 20 "Omar" Park Home for sale, ideal location directly overlooking Top Lake with 46' decked area and calming views. Two large bedrooms, two bathrooms, utility room and fully fitted kitchen with all white goods included. Fully furnished this two bedroom home is ready to be yours - move straight in and enjoy.

LOCATION Carlton Meres Country Park is located approximately 2.1 miles from the town of Saxmundham. The Carlton Meres site has lakes with their own fishing platforms, indoor and outdoor swimming pools, site shop, children's play area, gym and a newly opened club house with bar, restaurant and entertainment laid on. Saxmundham has a railway station giving links to London Liverpool Street and benefits from a range of independent shops along with a Waitrose and Tesco's. It is an easy drive to the beautiful Suffolk Coast.

- **Two Bedrooms**
- **Two Bathrooms**
- **46 ft Decked Area**
- **Direct Lake Views**
- **Immaculate Condition**
- **Sold Fully Furnished**
- **Parking for 2 Vehicles**
- **On Site Facilities inc. swimming pool**
- **50 Week residency per annum**



14 TOP LAKE - INTERIOR Through the front door is a useful utility room with washing machine, tumble dryer and sink. To the right is the stunning open plan Kitchen/Sitting/Dining Room which is flooded with light and has superb views over the lake. The Kitchen has a comprehensive range of contemporary wall and base units and has an integrated washing machine, dishwasher, eye level double oven and grill with microwave above, five gas ring hob with extractor above, one and a half bowl stainless steel sink and drainer with mixer taps over, wine rack and integrated fridge and freezer. There is a dining room table and four chairs. The Sitting Room area is extremely bright and airy and is triple aspect. with a feature fireplace with electric fire. To the left of the hallway is the Master Bedroom with plenty of wardrobe storage. A further door leads to the En Suite Shower Room which has a double shower tray with gravity fed shower, small basin with vanity unit under and a wc. An opaque window is to the side. The Second bedroom currently has two single beds but there is room for a double if required and a large wardrobe. The Family Bathroom has a bath with shower over and shower screen to side, wc with opaque window above and wash hand basin nestling in a vanity unit with cupboards under.

The property is immaculately furnished with everything you could need to move straight in.

14 TOP LAKE - EXTERIOR There is off road parking for 2 vehicles, and it has a stunning 46' decked area to two sides which is easily washable and low maintenance. Running along the length of the lodge, there is plenty of room for seating and outside dining and the lodge benefits from one of the best pitches on the site having views directly over one of the fishing lakes. There is a small plastic half height shed useful for storage. All of the outside furniture is included in the sale.

POSTCODE: IP17 2QP

What3Words: ///paintings.metals.stared

SERVICES: Mains water, electricity and drainage and LPG Gas Central Heating.

FIXTURES AND FITTINGS: The vendors have advised that save for personal items the property will be sold fully furnished.

AGENTS NOTES: The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not.

Please note holiday homes cannot be used as a permanent residence but can be resided in for eleven and a half months per year.

The current owners have advised us that the approximate ground rent fee per year is £7,150.00 This covers all the maintenance of the whole site and use of all the facilities.





Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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