



**Connells**

Suffolk Sands Carr Road  
Felixstowe



## Property Description

An internal viewing is highly recommended for this luxury holiday home located on the popular Suffolk Sands Development which is located on Felixstowe sea front. The property comprises of two double bedrooms, en-suite to bedroom one, family bathroom, lounge, open plan living area and decked veranda overlooking greenswood.

Suffolk Sands is situated between the estuaries of the Rivers Orwell and Deben on the coast and is the perfect base for exploring the heritage coast and rural villages that Suffolk has to offer. The park is also just a minute from the beach.

Facilities at Suffolk Sands Holiday Park Adventure Playground, Launderette and use of the neighbouring Park Facilities some of which include Indoor Pool, Restaurant, Mini Mart Shop, Family Bar and Paddling / Children's Pool.

Felixstowe is a Port town in Suffolk and is also a seaside resort with traditional amusements, beaches, nature reserves, gardens, and historical attractions. Felixstowe hosts various events throughout the year, such as fireworks, carnival, music, and re-enactment's.

## Entrance Area

Accessed via upvc double glazed door, inset spotlighting, double storage cupboard housing wall mounted boiler, space and plumbing for washing machine, Lvt flooring and access too:

## Open Plan Living Area

19' 2" max x 19' 5" ( 5.84m max x 5.92m )

## Lounge Area

Upvc double glazed doors giving access to the veranda, two upvc double glazed windows to side, views over greenswood, feature fireplace, vaulted ceiling with inset spotlighting and radiator.

## Dining Area

Upvc double double windows to rear and side with views over greenswood and two radiators.

## Kitchen

Upvc double glazed window to rear, built in freezer, built in fridge, built in dishwasher, built on hob with stainless steel splash back and extractor hood over, vaulted ceiling with inset spotlighting, luxury vinyl tiled wood effect flooring, built in microwave, double drain stainless steel sink inset in a roll edge work surface with cupboards and drawers under and matching above and double larder cupboard with automatic lighting.

## Inner Hall

Radiator, inset spotlighting and doors giving access too:

## Bedroom One

15' 7" narrowing to 9' 10" x 9' 7" ( 4.75m narrowing to 3.00m x 2.92m )

Two upvc double glazed windows to rear with fitted blinds, range of fitted wardrobes and vanity unit, vaulted ceiling giving loft storage space, inset spotlighting, radiator and door giving access too:

## En-Suite

Upvc double glazed window to rear, low level w/c, luxury vinyl wood effect flooring, shower cubicle with independent shower over, heated towel radiator, pedestal wash had basin, vaulted ceiling with inset spotlighting.

## Bedroom Two

9' 7" x 8' 9" ( 2.92m x 2.67m )

Upvc double glazed window to front, vaulted ceiling with inset spotlighting giving access to storage space, radiator and access to a walk in wardrobe.

## Bathroom

Upvc double glazed window to front, shaped and panel bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level w/c, inset spotlighting, heated towel rail, luxury vinyl wood effect flooring, extractor fan and part tiled walls.

## Outside

The property outside benefits from off road parking and a decked veranda with views overlooking greenswood.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/ICH311378](http://connells.co.uk/Property/ICH311378)**

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.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: ICH311378 - 0004