



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





**welcome to**

**Mallard Carlton Meres Holiday Park, Carlton Saxmundham**

A fantastic second home to utilise with the whole family, with plenty on offer within the holiday site!



### **Location**

With its well-stocked fishing lakes, tranquil location and abundance of leisure facilities, Carlton Meres Holiday Park is an ideal place for your family holiday.

Facilities include an outdoor pool, a fully-equipped gym, an indoor pool, an upgraded adventure playground, and a new-look clubhouse with restaurant, bar, gaming and relaxation areas.

Carlton Meres also has much to offer lovers of natural beauty and boasts a wealth of wildlife in its ancient woodland setting. Within easy reach of the park is the picture-postcard Suffolk Heritage Coastal Region, including the seaside towns of Aldeburgh and Southwold. Nearby Walberswick, famed as the official home of "The British Open Crabbing Championship" is well worth exploring, with Framlingham and Orford Castle a must-see for any history buffs in the family.

### **Accommodation**

#### **Entrance Hall**

Double glazed front door. Storage cupboard. Airing cupboard housing wall mounted boiler. Radiator.

#### **Kitchen/ Lounge / Diner**

17' 9" x 11' 8" Max ( 5.41m x 3.56m Max )

Double glazed side door provides access into the open plan living space. A fully fitted kitchen with matching base and eye level units and adjoining worktop, integral fridge/freezer, microwave, double electric oven with gas hob and extractor hood over. Sink with mixer tap over. Fitted breakfast bar with two stools. Fitted corner sofa with storage under and pull out bed. Two radiators. Double glazed windows to side and front. Coffee table. Double glazed patio doors onto decking.

#### **Bedroom One**

7' x 7' 10" ( 2.13m x 2.39m )

Double glazed window. Double bed with fitted headboard. Radiator. Carpeted flooring. Large fitted wardrobes.

#### **Jack And Jill Bathroom**

A jack and jill style bathroom. A three piece suite comprising of enclosed double shower, low level flush wc and pedestal wash hand basin. Heated rail. Extractor fan. Obscure double glazed window.

#### **Bedroom Two**

7' 6" x 6' 7" ( 2.29m x 2.01m )

Double glazed window. Twin beds with headboards. Fitted wardrobe. Carpeted flooring. Radiator.

#### **Bathroom**

A three piece suite comprising of enclosed double shower, low level flush wc and pedestal wash hand basin. Heated rail. Extractor fan. Obscure double glazed window.

#### **Outside**

Steps up to gate providing access to decking (with storage under). Off road parking for one car.



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welcome to

## Mallard Carlton Meres Holiday Park, Carlton Saxmundham

- 11.5 Month Season
- Open Plan Living Space
- Master Bedroom With Fitted Storage
- Allocated Parking
- Pet Friendly
- Subject To Pitch Fees & Site Conditions
- Furnishings To Remain

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 excess of

**£30,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FLH105145 - 0002

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