



Carlton Meres Holiday Park, Carlton Saxmundham IP17 2QP



welcome to

Carlton Meres Holiday Park, Carlton Saxmundham

Set within Carlton Lane, a desirable location within the site, overlooking lawn and landscaped areas.



Nestled within an exclusive enclave of the park, this charming park home offers the perfect balance of privacy and convenience. Surrounded by just a few select residences, the property enjoys a serene setting amidst beautifully maintained green spaces and a tranquil water feature that adds a soothing ambiance to the landscape. Trees and mature shrubs frame the area, enhancing the sense of seclusion while inviting an abundance of natural light and birdlife. Despite its tucked-away location, the home is conveniently close to all essential amenities, including the clubhouse, leisure facilities, and local shops, making daily living both peaceful and practical. Ideal for those seeking a quiet retreat without sacrificing accessibility, this private haven blends natural beauty with thoughtful seclusion in one of the site's most desirable locations.

We are pleased to offer to market this three bedroom 8 berth ABI Brisbane 2022 model, situated in the desirable Carlton Meres Holiday Park Site. Located at Carlton Lane, with an ample decking area providing fantastic outdoor space, along with space to the side to provide off road parking for at least two cars. Offering open plan living plus three bedrooms, two with en-suite bathrooms, along with a family bathroom.

Location

Accommodation

Entrance Hall

Kitchen, Dining Room, Lounge

24' 9" x 19' 4" (7.54m x 5.89m)



Hallway

Bedroom One

9' 6" x 9' 1" (2.90m x 2.77m)

Ensuite

Bedroom Two

9' 6" x 8' 2" (2.90m x 2.49m)



En-Suite

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

Bathroom

Outside



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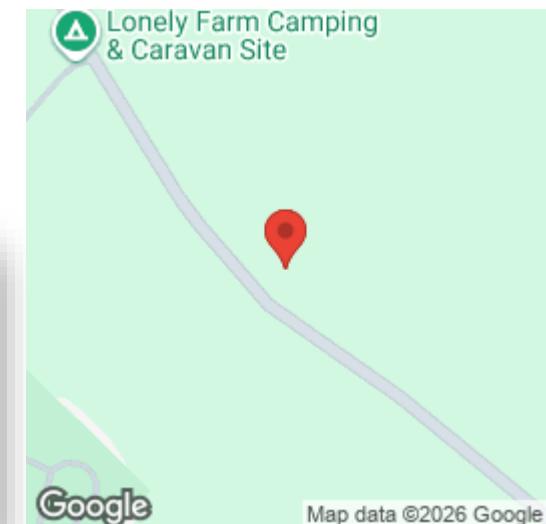
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- Fully Furnished Ready To Move Into
- Open Plan Living Space With Fully Fitted Kitchen
- Principal Bedroom With En-Suite & Walk In Wardrobe
- Two Further Bedrooms, En-Suite & Family Bathroom
- Sun Filled Wraparound Decking & Parking For At Least Two Ca

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.

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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
FLH105595 - 0005

Please note the marker reflects the postcode not the actual property

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