

## Carlton Meres Holiday Park, Carlton Lane, Saxmundham, Suffolk, IP17 2QP

- Spacious Three Bedroom Holiday Lodge
- Private and Secluded Pitch Amongst Privately Owned Lodges & Caravans
- Parking Space In Front of Property
- Additional Car Parking Available in Main Car Park
- 2 x Fishing Lakes, Club House with Bar & Restaurant, Indoor Swimming Pool & Gym
- Regular Owners Events On Site
- Decorated in Charming Farmhouse Style
- Viewing Essential to Fully Appreciate The Lodge and Park

**01772 633399**

**info@tempoleisure.co.uk**

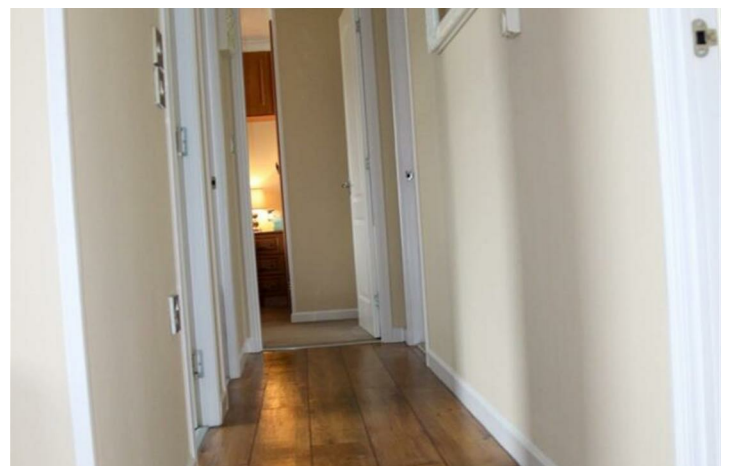
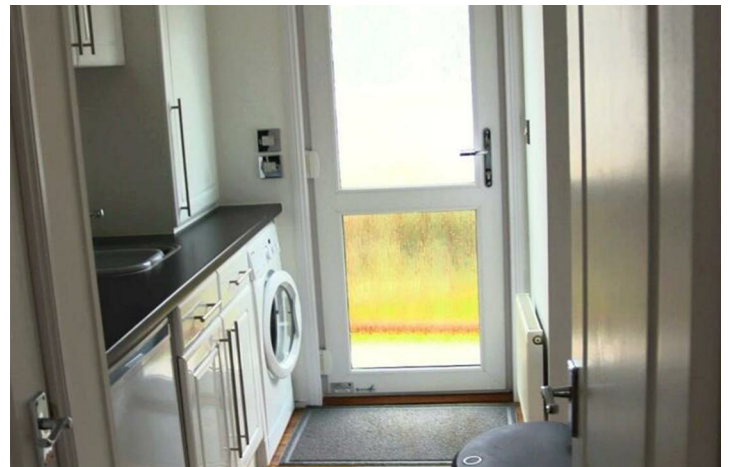
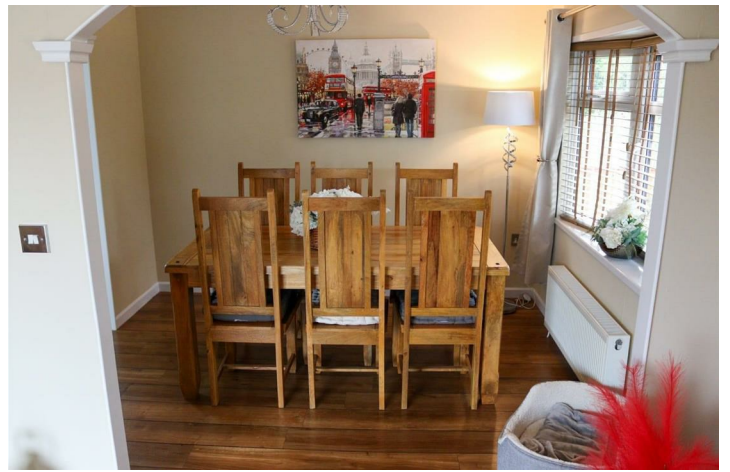
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Beautiful and spacious three-bedroom lodge set within the tranquil Carlton Meres Holiday Park in Saxmundham, Suffolk. This holiday home offers a delightful retreat for those seeking comfort and privacy, surrounded by well-established trees and hedges. Upon entering, you are welcomed into a spacious lounge adorned in a delightful Farmhouse style, featuring a three-seater leather sofa, a two-seater leather sofa, and an armchair, all perfectly positioned around a wall-mounted television, electric flame effect fire and an elegant oak unit. The lodge boasts a fully fitted kitchen equipped with modern appliances, including an integrated fridge freezer, dishwasher, double electric oven, and electric hob with an extractor fan plus a porcelain sink. The adjoining dining room, furnished with a six-seater oak table and chairs, is perfect for family meals or entertaining guests. A utility room adds convenience with a washing machine, an additional fridge, and ample storage.

Inner hallway leads to king-size bedroom with fitted wardrobes and a spacious en-suite bathroom, complete with a shower, integrated WC, and vanity sink unit. There is also a well-appointed double bedroom and single bedroom, both featuring fitted wardrobes and drawer units. Family bathroom with a shower, WC, and sink completes the interior.

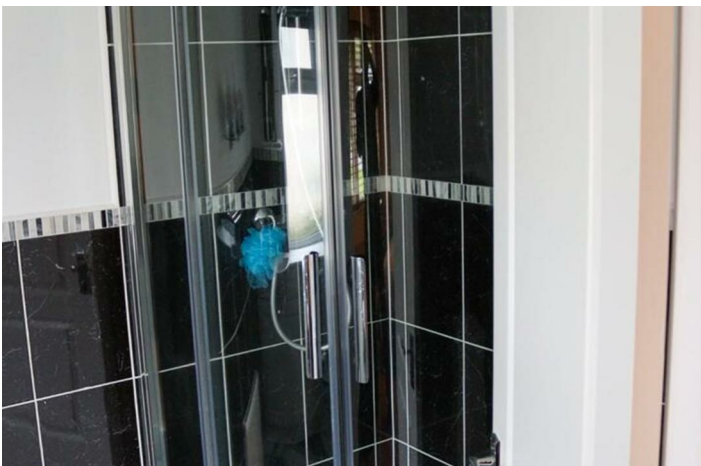
The lodge benefits from a large decking area at the rear, along with side decking leading to the front door. This outdoor space is perfect for relaxation, featuring a four-seater grey wicker round glass-topped table and chairs, complete with a large parasol and cushions for added comfort. With double glazing and central heating, you can be ensured of a warm and inviting environment throughout the year. Experience the perfect blend of comfort and nature in this delightful lodge at Carlton Meres Holiday Park.



## Additional Information

9'10" x 29'6"

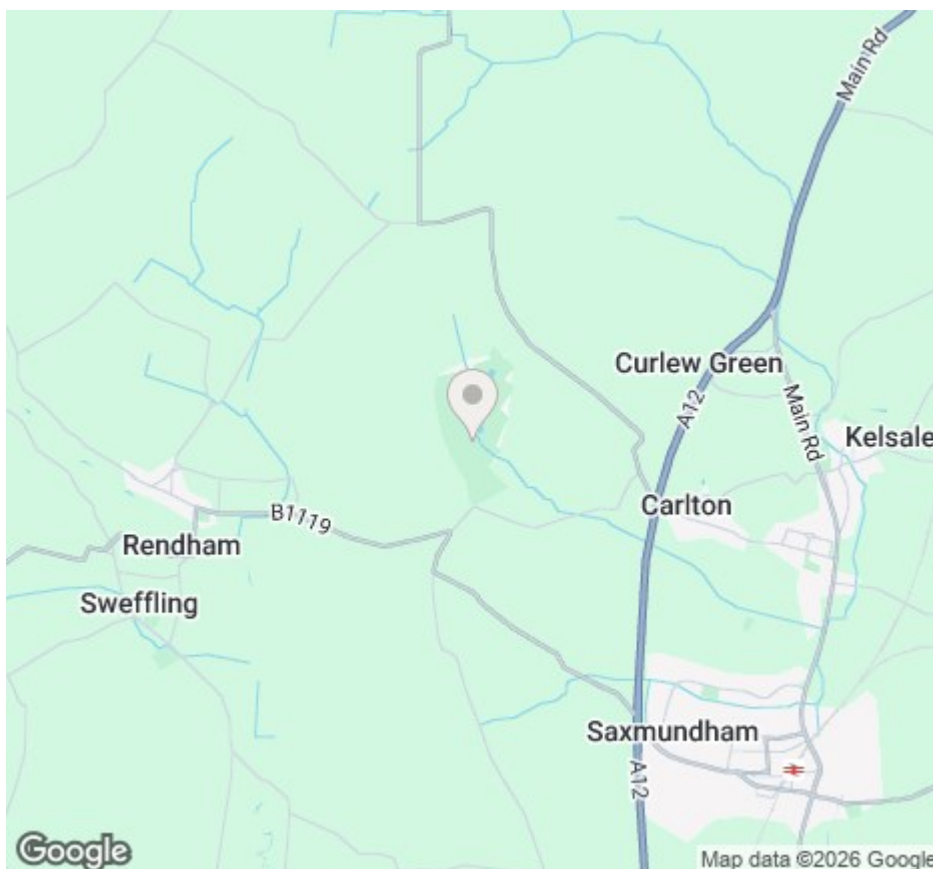
- Wood clad holiday lodge
- Carpeted bedrooms
- Oak look Amtico flooring
- All furniture (not including lamps), curtains and blinds to remain
- Lounge - 6.2m x 3.2m (20'4" x 10'6")
- Dining Room - 3.2m x 6.2m (10'6" x 8'6")
- Kitchen - 3.7m x 2.6m (12'2" x 8'6")
- Utility Room - 2.9m x 1.7m (9'6" x 5'7")
- King Size Bedroom - 3.5m x 2.9m (11'6" x 9'6")
- En-Suite - 2.9m x 1.7m (9'6" x 5'7")
- Double Bedroom - 3.1m x 2.9m (10'2" x 9'6")
- Single Bedroom - 2m x 1.6m (6'7" x 5'3")
- Bathroom - 2m x 2m (6'7" x 6'7")
- Decking - 3m x 9m (9'10" x 29'6")





## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

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### **Arrange A Viewing**

If you are interested in viewing a property through tempoleisure.co.uk please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

### **Property Listing**

If you are thinking of selling your property tempoleisure.co.uk will be more than happy to help, please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

Contact Annette & Team Tempo ***NOW***

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