

Robin, Carlton Meres Holiday Park, Carlton, Saxmundham, IP17 2QP

william h brown

welcome to

Robin, Carlton Meres Holiday Park, Carlton, Saxmundham

Situated within the popular Carlton Meres Holiday Park, this well-presented three-bedroom holiday park home enjoys excellent on-site facilities and a convenient location close to Saxmundham, Aldeburgh, and the Suffolk Heritage Coast.













Location
Carlton Meres Holiday Park enjoys a peaceful countryside setting near the popular market town of Saxmundham, offering the perfect balance of rural tranquillity and convenient access to the Suffolk Heritage Coast. Residents can take advantage of an excellent range of on-site facilities, including indoor and outdoor swimming pools, fishing lakes, a clubhouse, restaurant, and family entertainment. The sought-after coastal towns of Aldeburgh and Southwold are within easy reach, while the surrounding area offers beautiful countryside walks, nature reserves, and charming Suffolk villages, making this an ideal holiday retreat for relaxation and exploration.

Lounge
21' 0 x 11' 7 (6.40m 0 x 3.35m 7)
A bright and welcoming lounge featuring fitted carpeting and double glazed windows to the front and rear aspects, allowing plenty of natural light throughout. Sliding patio doors provide direct access to the decking area, creating an ideal space for indoor and outdoor living. The room also benefits from access to the main entrance door.

Kitchen
A well-appointed open plan kitchen area fitted with a range of matching units and wooden work surfaces. Features include a gas cooker and oven, integrated white goods, space for a freestanding fridge, and a heating radiator. Finished with laminate flooring throughout, the kitchen flows seamlessly into the lounge area, creating a bright and sociable living space ideal for modern holiday home living.

Hallway
Providing access to all bedrooms and the family bathroom, the hallway features a combination of carpet and lino flooring, useful storage cupboards, a radiator, and inset spotlights, creating a practical and welcoming central space within the home.

Bedroom 1
11' 7 x 8' 6 (3.35m 7 x 2.44m 6)
A well-presented principal bedroom with carpeted flooring, fitted wardrobe storage, and additional dressing space. Double-glazed windows to the side allows for plenty of natural light, while inset spotlights and a radiator provide comfort. Door leading to the en-suite

En-Suite
A well-presented en-suite comprising a low-level WC, wash hand basin, and double glazed window to the front aspect providing natural light and ventilation. Finished with lino flooring, the room offers a practical and convenient addition to the main bedroom.

Bedroom 2
8' 2 x 5' 5 (2.44m 2 x 1.52m 5)
A well-proportioned second bedroom featuring fitted carpeting and a double glazed window, allowing for plenty of natural light. The room benefits from a built-in storage cupboard, providing practical space for belongings, and a door leading to the hallway. An ideal guest bedroom or twin room

Bedroom 3
6' 5 x 6' 0 (1.83m 5 x 1.83m 0)
A versatile third bedroom featuring fitted carpeting, a heating radiator, and a double glazed window to the rear aspect, providing plenty of natural light. The room offers ample space to accommodate either two single beds or a double bed, making it ideal for family members or guests staying.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Robin, Carlton Meres Holiday Park, Carlton, Saxmundham

- Three-Bedroom Holiday Home
- En-Suite to Principal Bedroom
- Gas Central Heating & Utilities
- Close to Saxmundham & Aldeburgh
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Tenure: EPC Rating: Exempt

£52,500







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLH105829

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.

The Property Ombudsman

Property Ref:
FLH105829 - 0008

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