



**Osprey Carlton Meres Holiday Park, Carlton SAXMUNDHAM IP17 2QP**



**welcome to**

**Osprey Carlton Meres Holiday Park, Carlton SAXMUNDHAM**

Well-presented detached park home in Carlton offering a spacious living area, modern kitchen, three bedrooms, bathroom with shower and separate W/C. With off-road parking, decking and a small patio, it enjoys a lovely position within the holiday park.



Situated in a lovely position on a sought-after holiday park in Carlton, this well-presented detached park home offers comfortable and spacious accommodation.

The property features a generous living area, thoughtfully arranged with a large corner sofa, electric fireplace creating a cosy focal point, and a practical table with bench seating - perfect for dining or entertaining. The modern kitchen is well-equipped and designed for convenience, offering ample storage and workspace.

There are three bedrooms in total, including a comfortable primary bedroom complete with a double bed and fitted wardrobe. The additional bedrooms provide flexible space for guests or children. A convenient separate W/C and a bathroom with shower add to the practicality of the home.

Externally, the property benefits from off-road parking for one car, along with decking and a small patio area - ideal for enjoying the peaceful surroundings and outdoor dining.

Set in a charming location within the park, this detached home offers a wonderful opportunity to enjoy holiday living in a welcoming and well-maintained setting.

## Location

## Kitchen / Diner / Lounge

16' 10" x 11' 9" ( 5.13m x 3.58m )

## Cloakroom

## Hall

## Bedroom 1

8' 2" x 8' 11" ( 2.49m x 2.72m )

## Bedroom 2

8' 8" x 7' 5" Max ( 2.64m x 2.26m Max )

## Bedroom 3

6' 5" x 5' 10" ( 1.96m x 1.78m )

## Bathroom

## Front Garden

## Rear Garden



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## Osprey Carlton Meres Holiday Park, Carlton SAXMUNDHAM

- 3 bedroom detached park home in a peaceful location
- Modern kitchen
- Generous open plan living area
- Electric fireplace
- Off-road parking

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.

# £30,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FLH105617 - 0003

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