



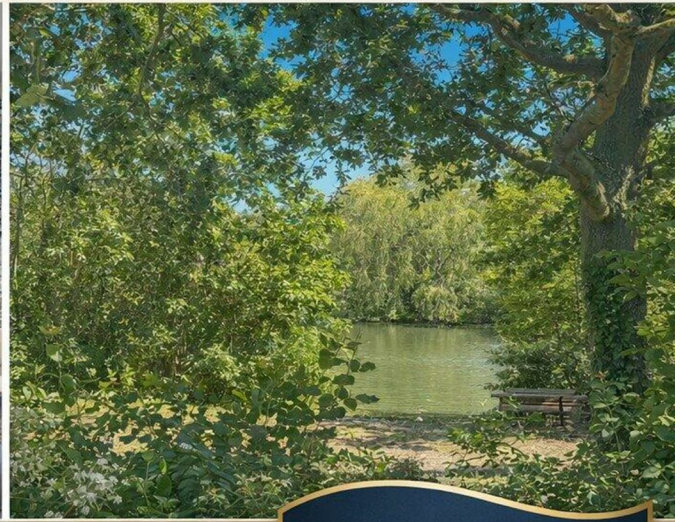
# Lodges & Caravans

FOR SALE

## FOR SALE – Luxury Lakeside Holiday Lodge

3 Bedroom | 2 Bathroom | Sleeps 8 | Fully Equipped

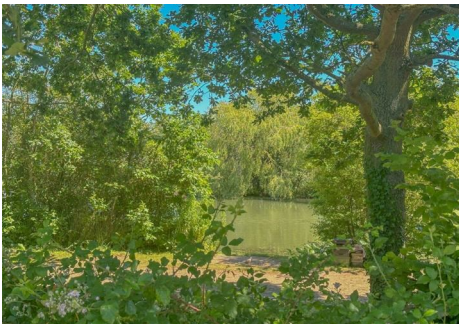
• An Ideal Family Retreat or Exceptional Holiday Investment •



For further information or to arrange a private viewing, call:

**£82,500**

07772 888504



LV O4, Lake View Carlton Meres, Saxmundham, IP17 2QP

Price £82,000

- 3 bedrooms, sleeps 8 comfortably
- Fully equipped modern kitchen
- Wrap-around decking with lake views
- Access to indoor and outdoor pools
- Minutes from Saxmundham amenities
- Master suite with en-suite bath
- Smart TVs in lounge and bedrooms
- Tarmac parking for 2 vehicles
- Onsite gym and clubhouse
- Perfect for family holidays or rental

# LV 04, Lake View Carlton Meres, Saxmundham IP17

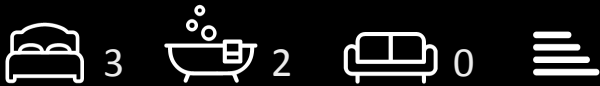
## 20P

Nestled in the picturesque Carlton Meres, Saxmundham, this stunning Delta Lakeside Lodge offers an idyllic retreat in the heart of the Suffolk countryside. Built in 2021, this contemporary house features three well-appointed bedrooms and two bathrooms, comfortably accommodating up to eight guests, thanks to a convenient pull-out sofa bed in the lounge. The inviting living area boasts a feature fire and an eight-seater electric reclining corner sofa, perfect for family gatherings. Large patio doors open onto a delightful wrap-around decking area, providing a serene space to relax while overlooking one of the two beautifully stocked fishing lakes.

The lodge includes two twin bedrooms, each equipped with built-in wardrobes and ample drawer space, alongside a spacious master suite that features built-in hanging space and a luxurious ensuite bathroom complete with both a bath and shower. The fully equipped kitchen/diner is a chef's dream, featuring a full-size fridge, dishwasher, mains gas hob, and built-in microwave, while a separate utility area houses a washing machine/dryer and additional storage for coats and boots.

Modern conveniences abound, with smart TVs in the lounge and all three bedrooms, as well as superfast Wi-Fi throughout the property. Outside, the lodge benefits from tarmac parking for two vehicles and a metal storage shed for bikes and fishing gear.

The park itself offers a wealth of amenities, including both indoor and outdoor swimming pools, a gym, a clubhouse with a restaurant and bar, and an arcade, catering to all ages. An onsite mini market adds to the convenience, and owners enjoy a gold card for discounts on food and beverages. Surrounded by stunning countryside, the area is pet-friendly and boasts excellent walking trails.



Council Tax Band: Exempt







### Directions

### Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	