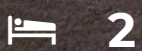




£45,000

Felixstowe Beach Caravan Park, IP11



2

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |  
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01394 275276



£45,000

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**Wainwrights presents this 2022 Victory Riverwood Lodge (40') offering stylish, modern accommodation with open-plan living, quality integrated appliances and a private edge-of-site position. With wraparound decking and a bright, spacious interior, this lodge is well suited for holiday use or extended stays.**

**Open-Plan Living Area** *6.12m x 3.90m (20' 1" x 12' 10")*

Entered via a UPVC double glazed front door into the dining area, finished with grey wood-effect vinyl flooring. Fitted storage cupboards include one housing the Morco propane gas combi boiler and another with a full-height fridge freezer. The kitchen is fitted with modern units, laminate worktops and a composite sink, along with a five-burner gas hob, oven, extractor hood, integrated microwave, dishwasher and washing machine. UPVC double glazed window to the side. The lounge area is positioned to the front, featuring large UPVC double glazed French doors opening onto the terrace, with additional side windows allowing for plenty of natural light. Carpeted flooring, radiator, electric feature fireplace and ceiling spotlights.

**Internal Hallway**

With doors to all rooms

**Master Bedroom with En-Suite** *2.73m x 2.58m (8' 11" x 8' 6")*

A comfortable double bedroom with full-height UPVC double glazed window to the rear, carpet, radiator and feature lighting. Walk-in wardrobe with additional window and storage. En-suite comprising walk-in shower, wash basin and WC, with heated towel rail, vinyl flooring, spotlights and extractor fan.

**Bedroom Two** *3.45m x 1.94m (11' 4" x 6' 4")*

UPVC double glazed window to the side, carpet, radiator and built-in wardrobe.

**Shower room** *2.30m x 1.10m (7' 7" x 3' 7")*

Fitted with a walk-in shower with glass screen, wash basin and WC. Heated towel rail, vinyl flooring, spotlights and UPVC double glazed window.

**Outside & Terrace**

Composite decking wraps around the side to the front, creating a generous seating area with glass balustrade and space for outdoor furniture. Steps lead down to the parking area. The plot offers hardstanding for one to two vehicles, with additional lawn space. Positioned on the edge of the site, the property benefits from a private rear aspect with open green space and trees beyond.

**Additional Information**

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