



**Carlton Meres Holiday Park Carlton Lane, Carlton Saxmundham IP17
2QP**



welcome to

Carlton Meres Holiday Park Carlton Lane, Carlton Saxmundham

This immaculate two-bedroom park home sits in a peaceful, tucked-away spot at Carlton Meres Holiday Park. With open-plan living, stylish interiors, wrap-around decking, and parking for two cars, it offers a beautifully maintained and highly sought-after retreat.

Entrance Hall

Double glazed entrance door, cupboard, bench, radiator.

Kitchen / Diner / Lounge

19' 3" x 12' 5" (5.87m x 3.78m)

Double glazed windows to side aspect, roof window, double glazed French door to front aspect, kitchen with sink, extractor fan, base and eye units, integrated washer, gas hob, oven and microwave.

Lounge with TV and TV unit, two sofas, radiator, electric fire place, table with 4 chairs.

Bedroom 1

12' 4" x 9' 10" (3.76m x 3.00m)

Double glazed window to side aspect, bed, headboard, radiator, dressing table, bench, fitted wardrobes, carpet flooring.

Ensuite

Double glazed window to side aspect, enclosed shower, wash hand basin, w/c, mirror, heated towel rail.

Bedroom 2

8' 4" x 6' 5" (2.54m x 1.96m)

Double glazed window to side aspect, twin beds, headboards, wardrobe, radiator, mirror and carpet flooring.

Bathroom

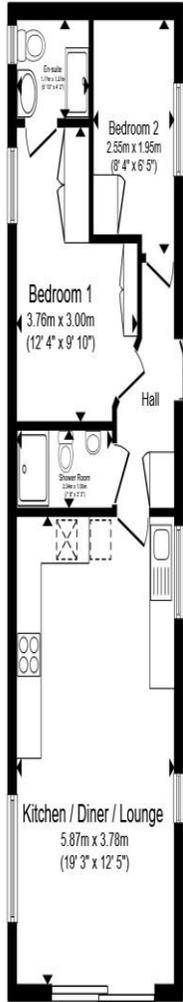
Roof window, w/c, wash hand basin, heated towel rail, enclosed shower, storage, mirror.

Front Garden

Off road parking, driveway for 2 cars.

Rear Garden

Wrap around decking.



Floor Plan

Total floor area 47.4 m² (510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Carlton Meres Holiday Park Carlton Lane, Carlton Saxmundham

- Beautifully presented two-bedroom park home
- Peaceful and tucked-away location
- Wrap-around decking
- Off road parking for two cars
- Stylish kitchen with integrated appliances

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.

£100,000



view this property online williamhbrown.co.uk/Property/FLH105578



Property Ref:
FLH105578 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk