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

william
h brown

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.

Location
With its well-stocked fishing lakes, tranquil location and abundance of leisure facilities, Carlton Meres Holiday Park is an ideal place for your family holiday.

Facilities include an outdoor pool, a fully-equipped gym, an indoor pool, an upgraded adventure playground, and a new-look clubhouse with restaurant, bar, gaming and relaxation areas.

Carlton Meres also has much to offer lovers of natural beauty and boasts a wealth of wildlife in its ancient woodland setting. Within easy reach of the park is the picture-postcard Suffolk Heritage Coastal Region, including the seaside towns of Aldeburgh and Southwold. Nearby Walberswick, famed as the official home of "The British Open Crabbing Championship" is well worth exploring, with Framlingham and Orford Castle a must-see for any history buffs in the family.

Kitchen / Diner / Lounge
16' 10" x 11' 9" (5.13m x 3.58m)
Double glazed windows to side and front aspect, base and eye units, double oven, gas hob, sink, fridge to remain, cupboard with boiler, electric fireplace, corner sofa which converts into a sofa bed to sleep two, table, seating bench, shelves.

Cloakroom
Double glazed window to side aspect, w/c, wash hand basin.

Hall
Double glazed window to side aspect, radiator, carpet flooring.

Bedroom 1
8' 2" x 8' 11" (2.49m x 2.72m)
Double glazed window to side aspect, radiator, fitted wardrobe, double bed.

Bedroom 2
8' 8" x 7' 5" Max (2.64m x 2.26m Max)
Double glazed window to side aspect, twin beds, radiator, fitted wardrobe, carpet flooring.

Bedroom 3
6' 5" x 5' 10" (1.96m x 1.78m)
Double glazed window to side aspect, twin beds, storage cupboard, radiator, carpet flooring.

Bathroom
Double glazed window to side aspect, w/c, enclosed shower, wash hand basin, mirror, radiator.

Front Garden
Off road parking for one car.

Rear Garden
Decking to side of approximately 20ft x 12ft providing all-day sun in the summer months plus small patio area.

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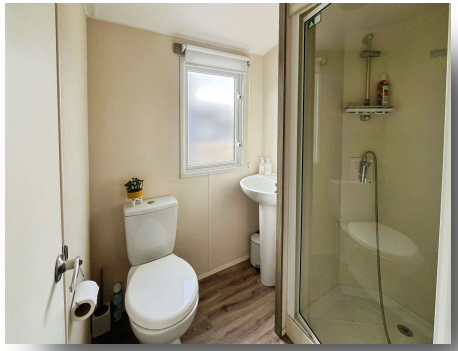
Osprey, Carlton Meres Holiday Park, Carlton, SAXMUNDHAM

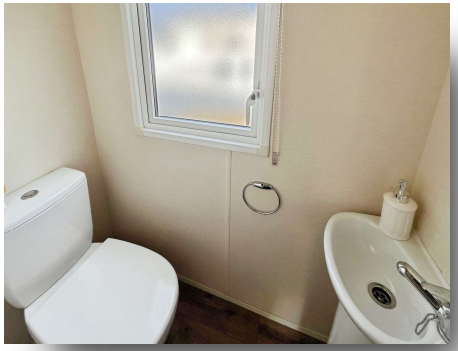
- 3 bedroom detached park home in a peaceful location
- Modern kitchen
- Generous open plan living area
- Electric fireplace
- Off-road parking

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.

£25,000





Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FLH105617 - 0007

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