



Mallard, Carlton Meres Park, Carlton, Saxmundham, IP17 2QP

welcome to

Mallard, Carlton Meres Park, Carlton, Saxmundham

Situated in the desirable Carlton Meres Holiday Park Site, we are pleased to offer to market this two bedroom 'Omar' holiday lodge. Located at the top Lake, with lakeside views surrounding the lodge. Offering plus two double bedrooms, both with en-suites and open plan living.



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.

Accommodation

Entrance Hall

2 large cupboards for cloaks/storage. Radiator.

Kitchen, Lounge, Diner

20' 6" x 19' 3" (6.25m x 5.87m)

Double glazed windows to side aspects. With double glazed patio doors onto decking area. Kitchen space comprising of matching base and eye level units with adjoining worktop, integral electric double oven and induction hob with extractor hood over. Washing machine. Sink with mixer tap over. Water softener. Breakfast bar. Living space with two sofas, and dining table and chairs. Electric fire. Two radiators.

Study

9' 3" x 4' 10" (2.82m x 1.47m)

Double glazed window to side aspect. Fitted desk. Radiator.

Hallway

Airing cupboard with boiler. Storage cupboard with shelving.

Bedroom One

13' 8" Max x 9' 3" (4.17m Max x 2.82m)

Double glazed window to side aspect. Fitted wardrobes and double bed. Carpeted flooring. Radiator. Access to:-

En-Suite

Obscure double glazed window to side aspect. Three piece suite comprising of fully tiled enclosed shower, low level W/C and vanity wash hand basin. Tiled flooring. Extractor fan. Radiator. Tiled splashbacks.

Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed window to side aspect. Fitted wardrobes, chest of drawers and double bed. Carpeted flooring. Radiator.

En-Suite

Obscure double glazed window to side aspect. Three piece suite comprising of fully tiled enclosed shower, low level W/C and vanity wash hand basin. Tiled flooring. Extractor fan. Radiator. Tiled splashbacks.

Outside

Wraparound raised decking overlooking the lake views.

Front Garden

Block paved to allow off road parking for two cars.

Rear Garden

Gated, stepped access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Mallard, Carlton Meres Park, Carlton, Saxmundham

- Subject to Pitch Fees
- Lakeside Views
- 11.5 Month Season
- Two Double Bedrooms
- Open Plan Kitchen/Lounge/Diner

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.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FLH104871 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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