



Lodge A, Tingdene Broadlands Holiday Park, Marsh Road

Guide Price £80,000

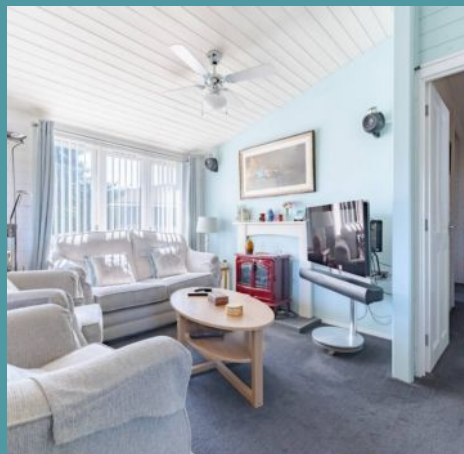
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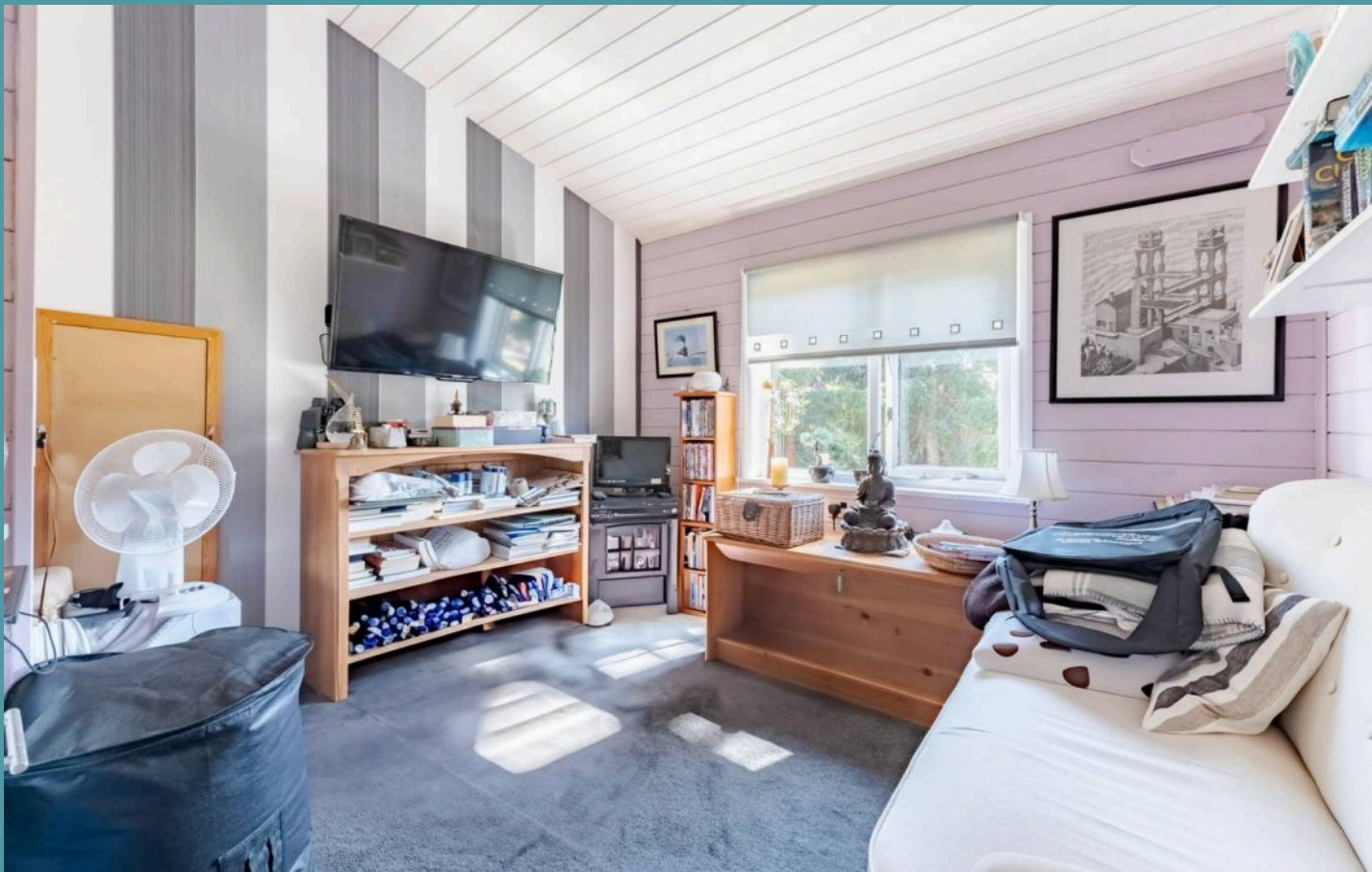
Marsh Road, Lowestoft

Escape to the serenity of Oulton Broad with this chain-free, beautifully appointed holiday home in the highly sought-after Tingdene Broadlands Holiday Park. Boasting an open-plan kitchen, dining, and living area with high-quality fixtures, this three-bedroom retreat offers both style and practicality. Step through the French doors onto a spacious decked terrace, ideal for relaxing or entertaining. Enjoy the convenience of off-road parking and indulge in exceptional on-site amenities, including an indoor swimming pool, sauna, and a waterfront bar and restaurant. All set within landscaped communal grounds, this is the perfect blend of comfort and leisure.

Location

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. It has one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. It is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.





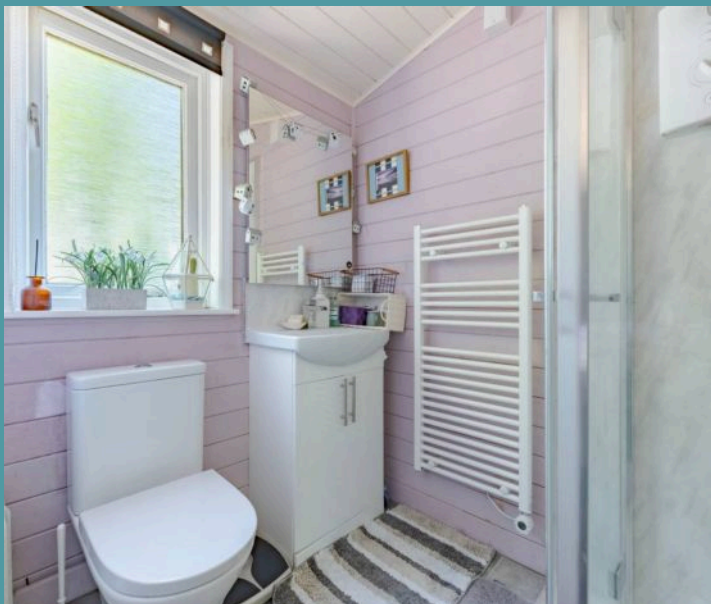
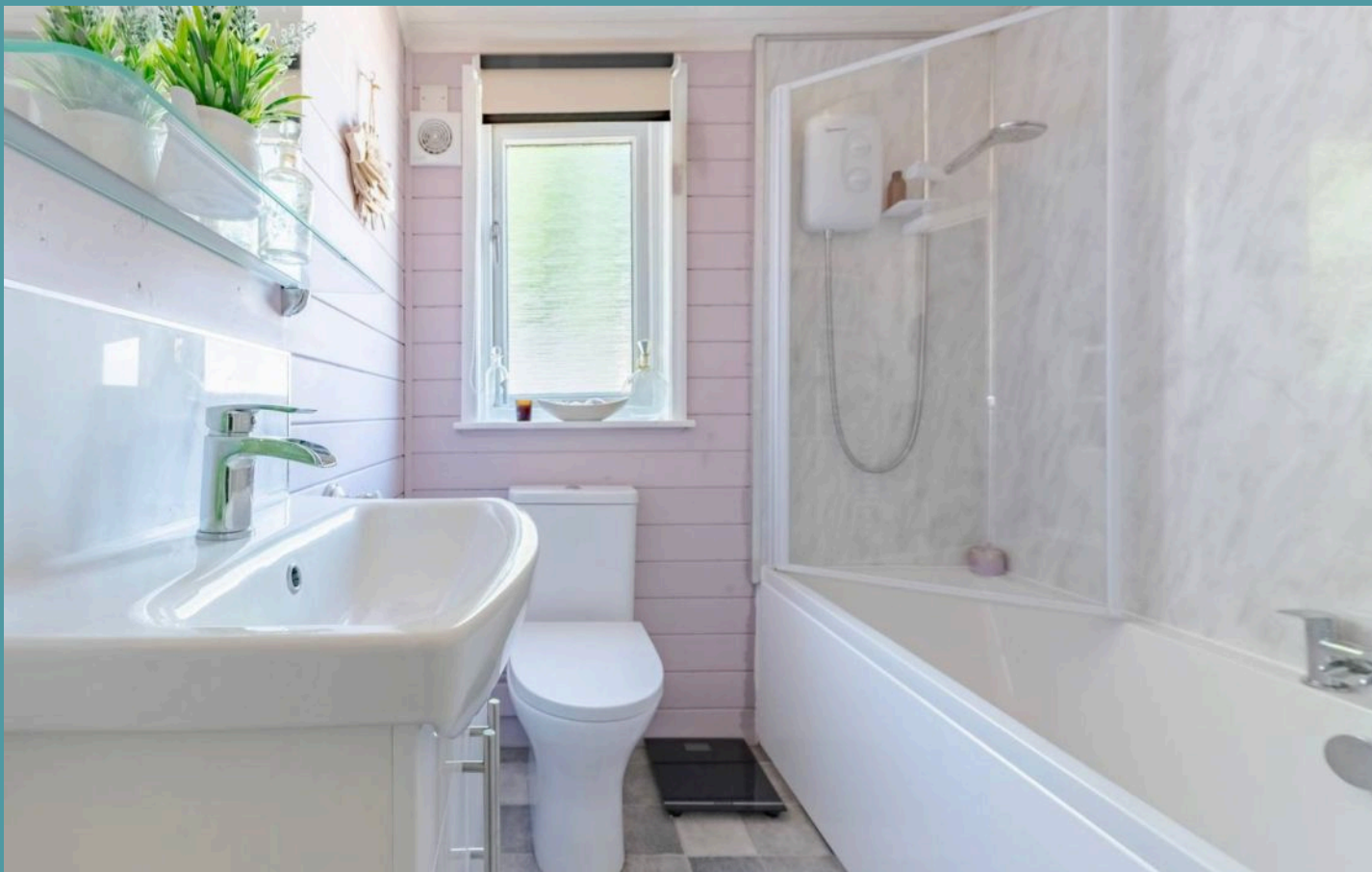
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Broadlands Park and Marina

Broadlands Park & Marina is a wonderful holiday destination situated on the tranquil banks of Oulton Broad in East Anglia. It offers a picturesque and serene environment for visitors to enjoy. The park caters to a wide range of interests with activities such as marshland walks and nearby water sports for adventure enthusiasts. Inside the park, there's an indoor heated swimming pool, making it a great choice for families and those seeking relaxation. Dining is convenient at Moss & Co Broadlands, and additional recreational opportunities can be found at Nicholas Everitt Park. Thrill-seekers can easily access the nearby Pleasurewood Hills Theme Park, while summer months offer the excitement of sailing and powerboat racing from the private marina. Overall, Broadlands Park & Marina offers a well-rounded vacation experience suitable for various preferences and interests, set amidst a beautiful natural backdrop.





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Upon entry, you are welcomed into a bright and spacious open-plan living area, seamlessly integrating the kitchen, dining, and lounge spaces. Designed with both style and functionality in mind, the kitchen is fitted with quality fixtures and appliances, creating a contemporary yet cosy atmosphere ideal for entertaining or relaxing with family.

The accommodation comprises three bedrooms, varying in size to suit a range of needs, whether for guests, family, or additional storage. A well-equipped family bathroom and a separate shower room ensure convenience and comfort for all occupants.

French doors open onto a large decked terrace, perfect for al fresco dining, morning coffee, or simply unwinding while enjoying the peaceful surroundings. The generous outdoor space is ideal for setting up seating or lounge arrangements. Off-road parking is available for added convenience. The park is surrounded by beautifully landscaped communal grounds, enhancing the overall charm and serenity of this holiday setting.



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Agents note

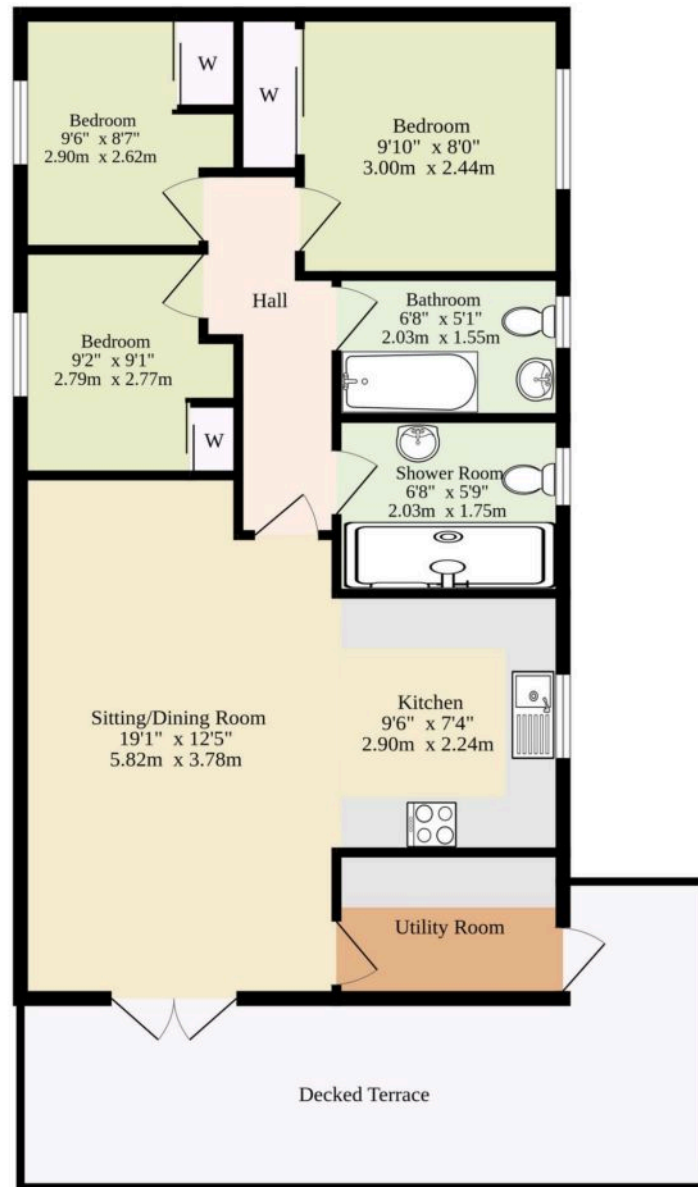
Leasehold, with 99 years left on the lease

Septic tank included in the service charge

Water boiler that is 2/3 years old

- Chain free
- Holiday home positioned on the popular Tingdene Broadlands Holiday Park in Oulton Broad
- Open-plan kitchen, dining, living room, equipped with quality fixtures and fittings to elevate your living experience
- Three bedrooms that vary in size, a family bathroom and a shower room
- French doors opening out to the large decked terrace, suitable for seating arrangements
- Off-road parking
- Fantastic on-site facilities including an indoor swimming pool and a sauna, with a bar and a restaurant that overlooks the scenic broads
- Landscaped communal grounds

Ground Floor
1374 sq.ft. (127.6 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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