

DISCOVER YOUR

DREAM HOLIDAY CARAVAN

**SPECIAL
OFFER**

Site fees plus
Vision pack
with Pop-up TV
included.



Ash Tree Lake – No.5A

Brand New 2025 Model



Stunning lakeside views



Private decking & fishing swim



38' X 12'



2 Bedrooms



1 bathroom with shower

1 Ensuite with shower



Open plan living & dining –
Centre lounge with Pop up TV

Central Heating and Double Glazing
Washer/Dishwasher
Outside Storage Box

£95,000



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01986 788333
to BOOK YOUR
CARAVAN VIEWING

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Brand New for 2025 this stunning, modern, two-bedroom **Carnaby Glaisdale Centre Lounge** at **Ash Tree Lake** has been selected especially for this **fabulous plot with a central living configuration** making the most of this **beautiful position** and **impressive views of the lake**.

With matt Champagne aluminium cladding, white windows, skirt and **Storage box, decking and dedicated fishing swim/platform included**, everything is centered around you.

The neatly packaged well-proportioned central lounge, ample kitchen and dining area and handy utility area, along with the large en-suite bedrooms separated by the kitchen, **provides maximum privacy and optimal use of space**.



Waveney
VALLEY LAKES

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Kitchen-Diner

The kitchen and dining areas are **connected by the neutral colour scheme** with updated **cabinetry styled with Acacia wood, marble-style work surface, gold brushed handles and splash-back**, with a fitted **black resin sink and matching tap**, and **herringbone flooring**.

Along with the **integrated fridge freezer, dishwasher, a twin cavity oven, four burner gas hob, externally vented cooker hood** as standard, the Carnaby Glaisdale kitchen oozes such style.

This is all brought together with a Carnaby crafted **freestanding dining table** with coordinated padded **high back chairs** and **cushioned wood flooring**.

It really does have **everything you could possibly need**. Fall in love with cooking and dining in this **beautiful modern kitchen**.

Utility room

The stylish utility room, **includes a washing machine** and plenty of **storage space** and separates the kitchen and the twin bedroom, providing maximum privacy and optimal use of space.



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Lounge

The centrally located lounge with French doors overlooking Ash Tree Lake, offers space in abundance.

Featuring a **beautiful neutral fabric corner sofa** with colour co-ordinated scatter cushions, **adjustable backrests**, **pull out daybed** and stools concealed within the arm rest and accompanied with modern **freestanding coffee table**, is accented by the contemporary **TV wall unit** finished in **acacia timber with black accents**.

Plus the **crafted wall unit** with **inset flame effect electric fire** and **pop-up TV (included)**, **USB charging sockets**, Wall mounted TV point (HDMI, Single mains socket, aerial co-axial) is **designed to help you relax**.

The **perfect spot** to enjoy a cup of coffee and a good book, a movie or games night with friends and family, or an undisturbed afternoon nap.



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Bedrooms

Your bedroom is **your sanctuary**, so we've designed a **light and bright, yet cosy and comfortable** space for you to rest your head.

The **master bedroom** includes a dressing area and there's storage space beneath the bed – perfect for putting luggage or extra bedding out of sight.

Luxurious soft furnishings bring the whole colour-way together in the well-proportioned bedrooms. Peaceful nights come courtesy of our **Carnaby Comfort mattresses** and **upholstered headboards**.

Both bedrooms feature **mirrors**, bedside **USB charging sockets** and offer **ample storage** and the master bedroom (above 28') features an en-suite bathroom with toilet and hand wash basin, wardrobes, bedside tables and dressing table. The **twin room** is light, spacious and contemporary with plenty more **built-in storage space**

Bathrooms

A **floor standing vanity unit** with a **countertop sink**, **black mixer tap** and **mirrored wall** cabinet adds to the standards higher. A **walk-in thermostatically controlled shower** and **cushioned stone effect flooring**, providing all the home from home comforts you'll ever need.

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Current Years site fees included

Plus;

Vision Pack with Pop-up flat screen TV

Including;

**Skirts, decking, fishing swim,
Garden Storage Container**

If you have any questions about Holiday Home Ownership, would like more information on this or any of our properties, or to arrange a viewing, contact us today;

Call Holiday Home Sales: **01986 788333**
Email: **info@waveneyvalleylakes.co.uk**