

1 Brookside Three Rivers Woodland Park, West Bradford

£169,950

**** BEAUTIFUL 3 BEDROOM DETACHED RESIDENTIAL PARK HOME SITUATED IN A FANTASTIC RURAL SETTING ****A stunning home on a fantastic corner plot with superbly landscaped tiered gardens, a beautiful sun deck and drive for 3 cars with an excellent light and airy modern open plan interior.

Council Tax band: A



A beautiful, spacious detached park home in a fabulous corner position, well illuminated for those darker nights, in a lovely friendly Woodland Park. Backing onto picturesque woodland, and with decked patio over a brook, the tiered garden is easily maintained, whilst still allowing plenty of space, fully enclosed at the rear, great for children or animals. An added feature in the secluded garden is a large Canada Spa Hot Tub, in a purpose built wooden gazebo type structure. The spacious lounge/diner/kitchen is open plan, looking out via large sliding patio doors, onto the sun deck, in composite decking with UPVC gate and glass balustrades. The lounge is bright and airy, with a new white fireplace, housing an attractive, multi-light electric fire. Walk out onto the lovely decking directly from the lounge, looking out over grass and tree lined areas. Great for the summer sunshine and entertaining. The kitchen is open plan with a dividing breakfast bar unit, fridge, freezer, oven and ceramic hob. A door leads out to the drive which easily allows for 3 parked cars. From the lounge there is a generous sized hallway (with lots of storage cupboards), which leads to a newly refurbished and re-roofed conservatory with attractive views to rear, front, and side. (steps lead down into the rear garden areas). There are three bedrooms in this park home, two doubles with fitted wardrobes/storage space, and there's also a further pretty wood lined single room. The family bathroom has a 4 piece white suite, featuring a large luxurious Whirlpool bath, low level w.c. and basin, mirrored cabinet, and a separate walk-in shower cubicle. Two double glazed windows with blinds. A tall chrome radiator/towel rail warms this lovely bathroom.

The home is heated via a Vailant Combi boiler (Several new and designer radiators). This is a super residential park home, very spacious, and in a beautiful and desirable area.

Located on a very attractive park, known as Three Rivers Woodland Park. Close to the market town of Clitheroe, ideal for all your shopping, dining and entertainment/cinemas/bars, via the attractive village of West Bradford, at the foot of the Pendle hills, in the stunning Ribble Valley.

The Park itself has a large swimming pool, with Jacuzzi (free use to residents and their families) A clubhouse, A gym, family/entertainment room, bar, lounge and snooker table. A children's play area, a launderette, and welcoming Cafe complete the beauty of this idyllic park, along with a lovely community and friendly vibe.

This is a mixed use park of both holiday and residential homes.

- Stunning Detached 40' x 20' Residential Park Home
- Excellent Corner Plot Position- 3 Car Driveway
- Superb Light & Airy Open Plan Living Dining Kitchen
- Immaculate Modern Internal Finish
- 3 Versatile Bedrooms - Fitted Wardrobes & Storage
- Large Sundeck & Enclosed Tiered Patio Garden With Hot Tub
- Spacious Luxurious 4-pce Bathroom
- Conservatory With Woodland Outlooks
- Tucked Away Location - Walking Distance To Village
- Onsite Facilities - Indoor Pool, Gym, Bar, Cafe & Games Room



Conservatory

7' 7" x 7' 8" (2.31m x 2.34m)

uPVC double glazed french doors leading into the lodge, wood style flooring, television point, recessed spotlighting, lovely outlooks.

Hallway

4' 2" x 12' 5" (1.27m x 3.78m)

uPVC double glazed door, carpet flooring, ample built-in storage cupboards, recessed spotlighting.

Open Plan Lounge

18' 10" x 11' 0" (5.74m x 3.35m)

Feature electric fire in modern surround, double glazed sliding patio doors leading out to decked patio terrace with woodland aspects, uPVC double glazed window, open to kitchen:

Kitchen

12' 0" x 6' 1" (3.66m x 1.85m)

Modern open plan fitted kitchen with a range of wall, base and drawer units, complementary laminate working surfaces and breakfast bar, built-in Miele electric oven, ceramic hob, space for under counter fridge and freezer, stainless steel sink drainer unit with mixer tap, plinth lighting, plumbing for washing machine, 2 x uPVC double glazed windows, cupboard housing gas central heating boiler, part tiled walls, uPVC glazed external door, wood style flooring.

Bedroom One

11' 11" x 9' 6" (3.63m x 2.90m)

Double room with carpet flooring, panelled radiator, modern built-in wardrobes and over head cupboards, uPVC double glazed window with private outlooks over woodland and garden.

Bedroom Two

7' 2" x 9' 5" (2.18m x 2.87m)

Full length built in wardrobes and over head cupboards. Panelled radiator, uPVC double glazed window.

Bedroom Three

6' 5" x 7' 11" (1.96m x 2.41m)

Built-in shelving, panelled radiator, uPVC double glazed window.

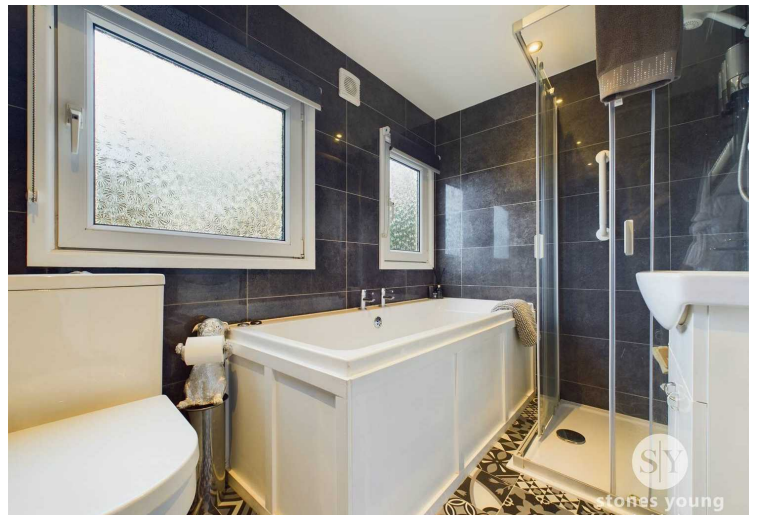
Bathroom

8' 4" x 5' 5" (2.54m x 1.65m)

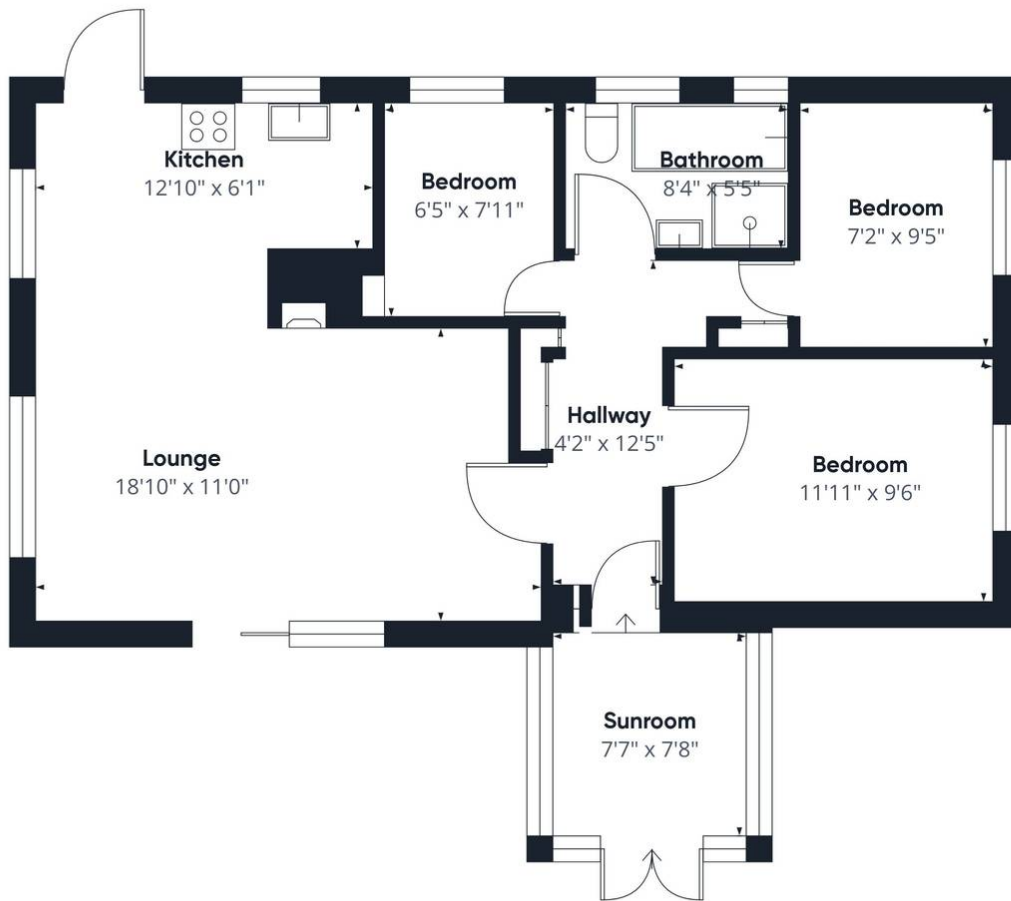
4-pce modern white suite comprising jacuzzi panelled bath, shower enclosure with electric shower, vanity wash basin with mixer tap, cupboard under, low level w.c., fully tiled walls, tiled effect tiling, chrome ladder style radiator, 2x double glazed frosted windows, extractor fan, recessed spotlighting.

Additional Information

Over 50's Fully Residential Park Home Pet Friendly Tax Band A Tenure - Regulated License Agreement. Site Fees approx. £2596.00 per annum including water and drainage Residents Association, Heating - Piped LPG, On Site Facilities include- Swimming Pool Weekly activity groups - such as line dancing, board games, crafting and gardening Woodland Cafe Clubhouse & Bar







Approximate total area⁽¹⁾
724.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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