



# 1 Willow Grove Three Rivers Woodland Park, West Bradford

£149,000 Non-Traditional Tenure

**\*\* BEAUTIFUL 2 BEDROOM DETACHED RESIDENTIAL PARK HOME SITUATED IN A FANTASTIC RURAL SETTING \*\***A lovely home on a wrap around plot with superbly landscaped gardens and veranda and drive for 2 cars with an excellent light and airy open plan interior.

Council Tax band: A

Tenure: Non-Traditional Tenure

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



This beautiful fully residential detached park home is attractively situated within Three Rivers Woodland Park, on a delightful corner plot position on Willow Grove within easy distance to nearby villages and the bustling market town of Clitheroe with its array of local amenities. Home owners are spoilt for choice with so many fabulous countryside walks and country pubs on the doorstep and there are fantastic facilities on site to enjoy the use of including an indoor swimming pool, bar, clubhouse and woodland cafe. the park home boasts beautiful wrap-around gardens offering a peaceful retreat surrounded by nature. The interior features 2 excellent bedrooms with fitted wardrobes, a modern 3-piece bathroom, and an en-suite shower room for added convenience. The open-plan lounge and kitchen area is designed for modern living, with french doors leading out to the picturesque outdoor space.

Additional features include a private double driveway, gas central heating, uPVC double glazing, and brand new insulated roof with solar panels. This Dutch-built Arcabo Lisbon lodge has been upgraded externally, with 'CanExel' weather boards, ensuring low maintenance for years to come. Residents will also benefit from many excellent on-site facilities and low historical site fees, making this a highly desirable and fully residential property.

The outside space of this lodge is perfect for relaxation and entertaining. The lodge is set on a lovely wrap-around plot, featuring a tarmac private driveway with parking for 2 cars, beautifully landscaped borders, and a lawned garden with various seating areas to enjoy the surroundings. Welcoming steps lead up to the lodge, where a charming decked veranda equipped with a sun canopy awaits, providing the perfect spot for al-fresco dining or simply unwinding. The contemporary smoked glazed and stainless steel balustrade adds a touch of elegance to the outdoor space, while lighting enhances the ambience during evening hours. With a 2-car driveway and ample outdoor space to enjoy all year round, this property offers a lovely park home living experience for those seeking tranquillity and comfort in a desirable location.

Please note that the site fees are approx. £240.00 per month including water and drainage. Council Tax Band A. Over 50 requirement and criteria to be met, please ask for further details.



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- Attractive Residential Detached Park Home
- Fantastic Corner Plot Position
- Beautiful Wrap Around Gardens & Decked Veranda & Sun Canopy
- 2 Excellent Bedrooms – Fitted Wardrobes
- Modern 3-pce Bathroom & En-suite Shower Room
- Modern Open Plan Lounge & Kitchen With French Doors
- Private Double Driveway; Gas CH & uPVC Double Glazing
- Excellent On-Site Facilities
- Brand New Insulated Roof With Solar Panels

### **Lounge**

Carpet flooring, panel radiator, upvc double glazed window, upvc double glazed french doors to decking.

### **Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, gas hob and electric oven, plumbed for washing machine and dishwasher, carpet and laminate flooring, panel radiator, upvc double glazed window, upvc double glazed door.

### **Hallway**

Carpet flooring, storage cupboard housing boiler, panel radiator.

### **Bedroom 1**

Carpet flooring, upvc double glazed window, panel radiator, fitted wardrobes and dressing table

### **En-suite Shower Room**

Three piece suite with shower enclosure, Wc, sink, tiled flooring, panel radiator, upvc double glazed window.

### **Bedroom 2**

Carpet flooring, uPVC double glazed window, panel radiator, fitted wardrobes and dressing table.

### **Bathroom**

Three piece suite with bath, Wc, sink, tiled flooring, panel radiator, upvc double glazed frosted window.

### **Additional Information**

Over 50's Fully Residential Park Home Pet Friendly Tax Band A Site Fees approx. £240.00 per month including water and drainage Newly installed metatile roof with internal insulation and solar panels and storage batteries Residents Association 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<sup>(1)</sup>  
535.29 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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