



21 RIVERDANE HOLIDAY PARK, SOMERFORD,  
CONGLETON, CW12 4SL

£240,000



STEPHENSON BROWNE



**BRAND NEW** Luxury Park Home on a stunning 12 month leisure development within 27 acres. The lodge is fully furnished with two double bedrooms and open plan living. Situated in a rural location with the River Dane running through this park is a haven for nature lovers with the added bonus of a fishing lake on site.

This brand new, modern furnished luxury park home is perfect for those looking for a detached, easy to maintain, bungalow style property without the usual upkeep. The home has an open plan kitchen, living and dining room, utility room, two bedrooms, an en suite and a bathroom.

The Peak District is under an hour's drive from this luxury development, with the towns of Congleton and Holmes Chapel on your doorstep and Macclesfield only a short drive away. You'll also find plenty of amenities in Gawsorth, Prestbury, Wilmslow and Alderley Edge. With Manchester only a little further but less than 1 hour away.





### **Hallway**

Access into all accommodation comprising, carpet flooring, central heating radiator, heating thermostat, loft access, ceiling spotlights, access into a good size cloakroom cupboard fitted with a shelving unit and shoe rack.

### **Open Plan Living/Dining/Kitchen**

19'1" x 16'5"

Featuring two French doors leading out onto the decking area overlooking the River Dane Holiday Park and views beyond, five additional UPVC double glazed windows and skylight, carpet flooring in the lounge area with a media wall including a modern fitted electric fireplace and space for a wall mounted TV, ceiling spotlights throughout, two central heating radiators, vinyl wood effect flooring throughout the dining and kitchen area. Fully fitted U shape kitchen comprising wall and base units with work surface over, eye level built in double oven and microwave, fitted dishwasher, mini wine cooler fridge, built in fridge freezer, inset sink with double drainer and mixer pull out tap, five ring gas hob with extractor over, ample power points throughout the room.

(All furnishings are included)

### **Utility**

8'7" x 5'6"

Fitted wall and base units with work surface over, built in washing machine, houses the boiler, ample power points, UPVC double glazed window, wood effect vinyl flooring, central heating radiator, ceiling spotlights.

### **Bedroom One**

13'5" x 9'8"

UPVC double glazed window, carpet flooring, ceiling spotlights, central heating radiator, two built in double wardrobes, built in single wardrobe, fitted wall cabinets above the bed and fitted dressing table unit with drawers, ample power points, direct access into the en suite.

(All furnishings included)

### **Ensuite**

7'9" x 5'6"

Three piece modern white suite with low level WC, hand wash basin with chrome mixer tap and storage cupboard underneath, wall mounted mirrored cabinet, walk in spacious mixer shower with sliding glass shower door, removable shower head, tiled walls and flooring throughout, ceiling spotlights, chrome heated towel radiator, extractor fan, UPVC double glazed opaque window.

### **Bedroom Two**

8'7" x 7'5"

UPVC double glazed window, carpet flooring, ceiling spotlights, central heating radiator, built in double wardrobe.

(All furnishings included)





### **Bathroom**

6'3" x 6'2"

Three piece suite with low level WC, hand wash basin with chrome mixer tap and storage cupboard underneath, wall mounted mirrored cabinet, spacious walk in mixer shower with sliding glass shower door and removable shower head, tiled walls and flooring throughout, ceiling spotlights, central heating radiator, chrome heated towel rail, UPVC opaque double glazed window.

### **Externally**

Externally the property benefits a UPVC decked area with fencing surround perfect to put a table a chairs for outdoor seating to enjoy this homes elevated position with views beyond, there are sensor downlighters all around the property and steps leading down where you will find allocated parking available for two cars.

### **Tenure**

The land the lodges sit on belongs to Riverdane Holiday Park. If you were to purchase the lodge you would have full ownership and could remove it from the park. Annual service charge is not due until September 2024. This is approx. £4,000 per annum. We would however recommend that your solicitor check this prior to exchange of contracts.

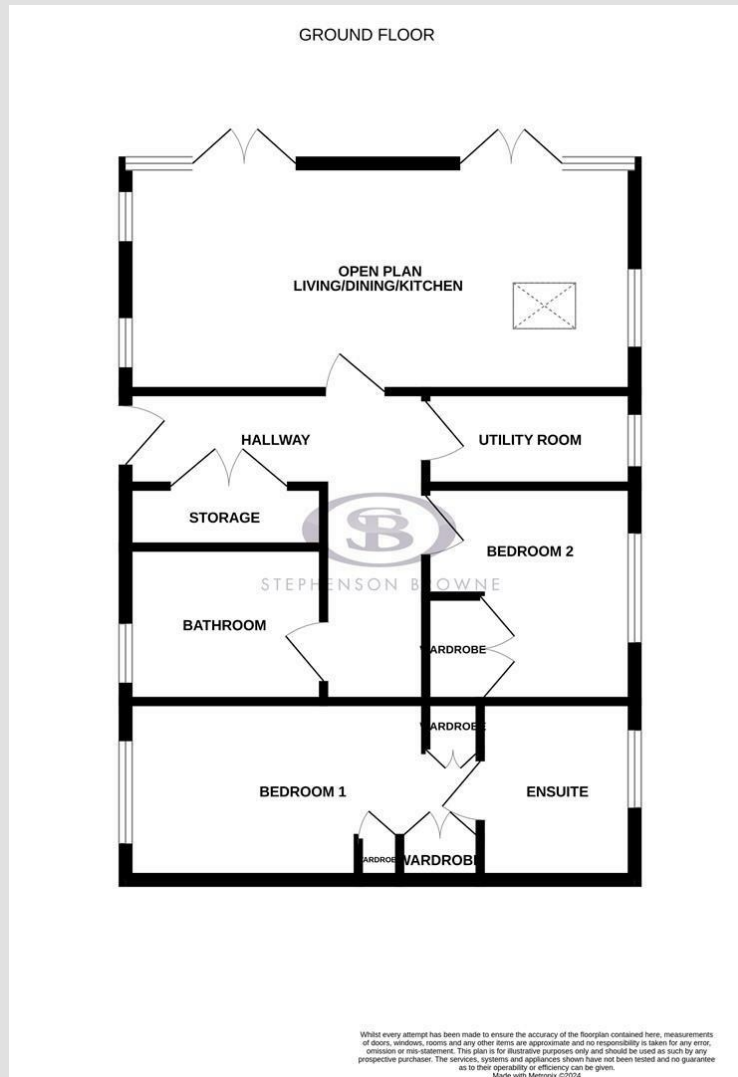
### **Need to Sell?**

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## Floor Plan



## Area Map



## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC