



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

£245,000



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 a fully fitted kitchen, utility room, open plan living and dining room, two bedrooms, an en suite, separate dressing room/office 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

Entrance door to side elevation, providing access to all accommodation comprising carpet flooring, small storage cupboard, ceiling spotlights, central heating radiator, loft access.

### Living/Dining Room

20'9" x 18'5" max

French doors leading out onto the decking area overlooking the River Dane, UPVC double glazed windows, ceiling spotlights, electric feature fireplace, carpet flooring, ample power points, two central heating radiators, direct access into the kitchen and utility space.

(All furnishings included)

### Kitchen

10'2" x 9'3"

Fully fitted modern kitchen comprising wall and base units with work surface over, panel splashback, built in fridge freezer, double eye level oven, dishwasher, gas hob and extractor over, sink with double drainer and mixer tap, UPVC double glazed window, ceiling spotlights, vinyl wood effect flooring, UPVC double glazed skylight, ample power points.

### Utility

7'1" x 5'6"

Fitted wall and base units with work surface over, sink with single drainer and mixer tap, built in washing machine, houses the boiler, ceiling spotlights, wood effect vinyl flooring, external UPVC door, central heating radiator, ample power points, access into storage cupboard with wall fitted coat hooks.

### Bedroom One

11'10" x 9'3"

UPVC double glazed windows, carpet flooring, ceiling spotlights, central heating radiator, ample power points, direct access into en suite and walk in wardrobe.

(All furnishings included)

### En Suite

5'11" x 5'3"

Stylish three piece suite including low level WC, hand wash basin with mixer tap and storage cupboard underneath, tiled sink splashback, wall mounted LED mirror cabinet, walk in mixer shower with sliding glass shower door, removable shower head, shower tiled splashback, UPVC double glazed opaque window, extractor fan, central heating radiator, wood effect vinyl flooring.

### Bed One Walk in Wardrobe

5'11" x 5'3"

Fitted with a wardrobe clothes rail and shelving unit with draw space, carpet flooring, ceiling spotlights, houses the fuse box.

### Bedroom Two

10'4" x 8'9"

UPVC double glazed windows, carpet flooring, ceiling spotlights, central heating radiator, built in double and single wardrobe, ample power points.

(All furnishings included)



### **Study**

5'8" x 5'1"

UPVC double glazed windows, carpet flooring, ceiling spotlights, fitted desk unit with draws and shelving space, wall fitted cupboards and shelving space, central heating radiator, ample power points. (All furnishings included)

### **Bathroom**

7'8" x 6'4"

Modern three piece suite with vanity unit including low level WC, hand wash basin with mixer tap, large wall mounted mirror, freestanding bath with mixer taps, tiled wall bath splashback, wood effect vinyl flooring, opaque UPVC double glazed windows, central heating radiator, ceiling spotlights.

### **Externally**

Externally the property is beautifully positioned overlooking the River Dane, it benefits a UPVC decked area with fencing and glass panel fencing surround perfect to put a table a chairs for outdoor seating, parking is also available directly outside with steps leading up to the front entrance.

### **Tenure**

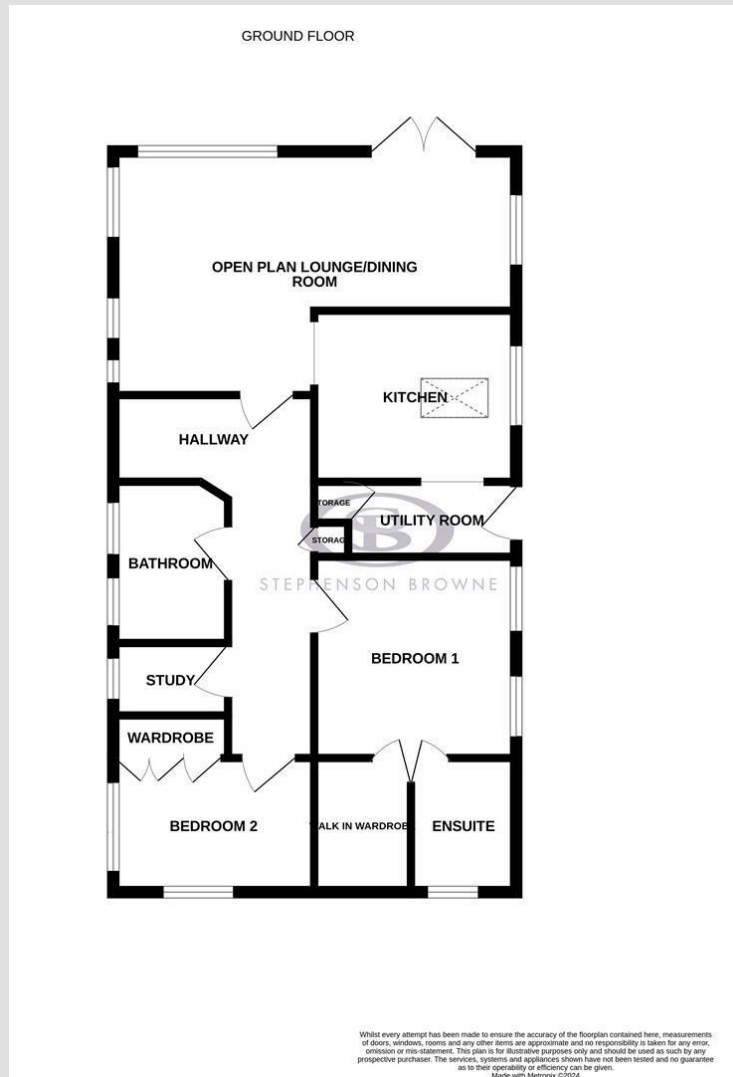
The land the lodges sit on belongs to Riverdane Holiday Park. If you were to purchase the lodge you would have full ownership and could remove it from the park. Annual service charge is not due until September 2024. This is approx. £4,000 per annum. We would however recommend that your solicitor check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

### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.



## 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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