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Plan produced using PlanUp.



## Three Rivers Woodlands Park, West Bradford, BB7 3JG

### £180,000

AN IMPRESSIVE, SPACIOUS THREE BEDROOM PARK HOME WITH OPEN PLAN LIVING/KITCHEN/DINER

Commanding an enviable plot and offering deceptively spacious interiors, this three bedroom 44 x 22 park home is being welcomed to the property market. The property offers well-proportioned living accommodation and three double bedrooms and is nestled on the outskirts of the desirable Ribbles Valley village of West Bradford with easy access to the neighbouring town of Clitheroe for all amenities. Three Rivers Woodland Park offers a range of facilities including launderette and club house with a pool and cafe.

The property comprises briefly: entrance to a welcoming hallway with door to a utility room, access into the inner hall and open access to an impressive open plan living/dining/kitchen. The inner hall has doors leading to three bedrooms and a four piece family bathroom suite. The main bedroom features a walk in wardrobe leading to the en suite shower room. The open plan living/kitchen/diner has two sets of bi-folding doors leading to the composite decked terrace. Externally there is gravel chipped off road parking for two vehicles, a laid to lawn front garden, and a gravel chipped and block paved rear garden backing onto the surrounding woodland.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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£180,000



- Impressive Park Home
- En Suite & Walk In Wardrobe To Main Bedroom
- Off Road Parking
- Three Bedrooms
- Beautifully Presented
- Council Tax Band A
- Contemporary Open Plan Living Kitchen
- Rear Gardens & Composite Decked Terrace
- EPC Rating: Exempt

## Entrance Hallway

11'5 x 4'4 (3.48m x 1.32m)

UPVC double glazed entrance door, central heating radiator, spotlights, part wood panelled elevations, wood effect flooring, open to reception room, open to the inner hall and door to the utility.

## Reception Room

18'5 x 11'5 (5.61m x 3.48m)

Two UPVC double glazed windows, central heating radiator, television point, electric log burner effect stove, smoke alarm, open to the kitchen and bi-folding doors to the decked terrace.

## Kitchen

18'5 x 9'8 (5.61m x 2.95m )

Two UPVC double glazed windows, Velux window, central heating radiator, range of panelled wall and base units with wood effect surfaces, oven, grill and microwave in a high rise unit, five ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher and fridge freezer, island with matching units and breakfast bar, spotlights, wood effect flooring and bi-folding doors to the decked terrace.

## Utility Room

9'9 x 6'1 (2.97m x 1.85m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, integrated washing machine, spotlights and wood effect flooring.

## Inner Hall

Central heating radiator, spotlights and doors to three bedrooms and bathroom.

## Bathroom

8'6 x 5'6 (2.59m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, corner direct feed shower unit, PVC panelled elevations in the shower, extractor fan and wood effect flooring.

## Bedroom One

14'7 x 9'9 (4.45m x 2.97m)

Three UPVC double glazed windows, central heating radiator, television point and walk in wardrobe.

## Walk In Wardrobe

5'8 x 5'5 (1.73m x 1.65m)

Fitted wardrobes and door to the en suite.

## En Suite

5'7 x 5'7 (1.70m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, double direct feed shower unit, PVC panelled elevations in the shower, extractor fan and wood effect flooring.

## Bedroom Two

11'5 x 8'5 (3.48m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door to the Jack and Jill bathroom.

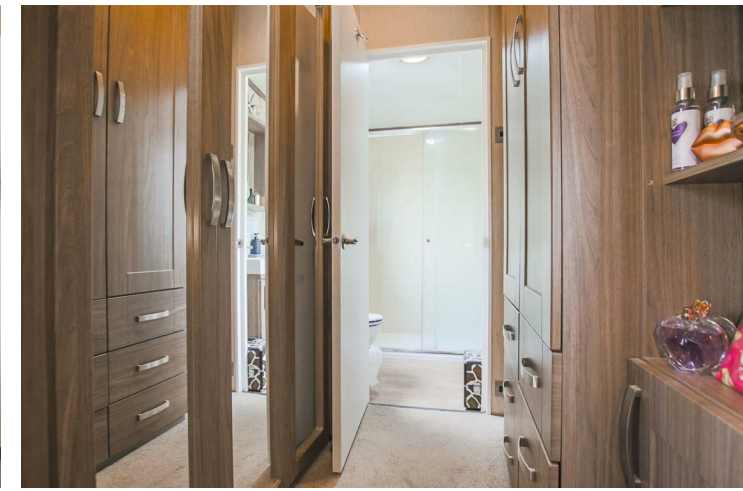
## Bedroom Three

9'9 x 9' (2.97m x 2.74m)

UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

## External

Gravel chipped and block paved garden to the rear leading to surround woodland. There is also a composite decked terrace to the side and a laid to lawn garden with gravel chippings and gravel chipped off road parking for numerous vehicles.



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