



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

£250,000

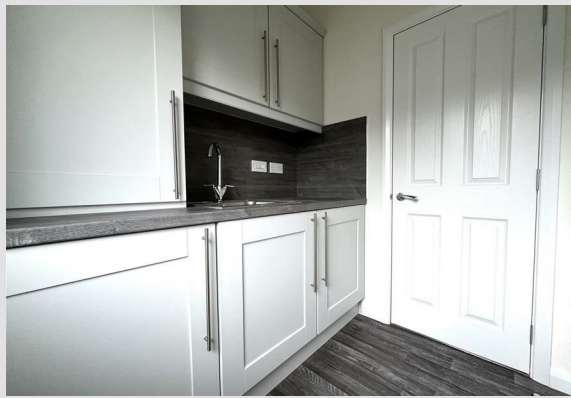


STEPHENSON BROWNE

**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/dining room, utility room, living 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. Other park homes are available.



### Hallway

UPVC entrance door, access into all accommodation, carpet flooring, ceiling light fitting, central heating radiator, loft access, power points.

### Lounge

22'6" x 10'10"

UPVC double glazed sliding patio door with access out onto the decking, UPVC double glazed windows, carpet flooring, two ceiling light fittings, two central heating radiators, electric feature fireplace, ample power points, glass French doors leading into the dining kitchen.

(All furnishings included)

### Kitchen/Dining Room

16'9" x 8'0"

Fully fitted kitchen comprising wall and base units with work surface over, built in fridge freezer, dishwasher, eye level oven, four ring gas hob with extractor over, sink with double drainer and mixer tap, wood effect vinyl flooring, UPVC double glazed window, ample power points. The dining area includes carpet flooring, central heating radiator, UPVC double glazed sliding patio doors, power points.

(All furnishings included)

### Utility

6'1" x 5'8"

Fitted wall and base units with work surface over, sink with single drainer and mixer tap, built in washing machine, houses the boiler, wood effect vinyl flooring, central heating radiator, external patio door, access into storage cupboard with fitted shelving.

### Study / Dressing Room

9'3" x 4'11"

UPVC double glazed window, fitted desk unit with draws, large single cupboard unit, carpet flooring, ceiling light fitting, central heating radiator, ample power points.

(All furnishings included)

### Bedroom One

11'5" x 9'3"

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

(All furnishings included)

### En Suite

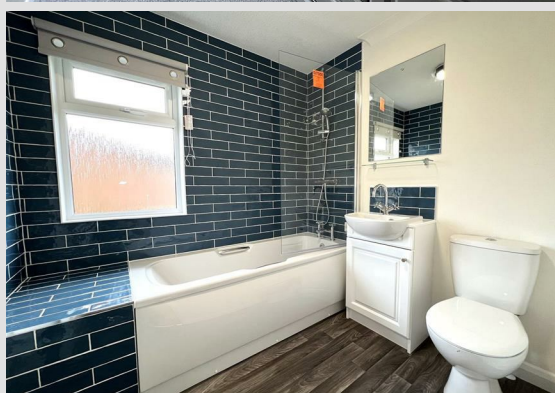
5'1" x 4'11"

Three piece suite with low level WC, hand wash basin with mixer tap, tiled splashback and storage cupboard underneath, fitted wall mirror, walk in mixer shower with sliding glass shower door, shower splashback and removable shower head, UPVC double glazed opaque window, ceiling light fitting, extractor fan, vinyl wood effect flooring, central heating radiator.

### Bed One Walk in Wardrobe

5'1" x 4'1"

Fitted with a wardrobe clothes rail and shelving unit with draw space, carpet flooring, ceiling light fitting.



### **Second Bedroom**

9'6" x 8'7"

UPVC double glazed windows, carpet flooring, ceiling light fitting, ample power points, two double built in wardrobes both housing a central heating radiator and a single wardrobe housing a central heating radiator. (All furnishings included)

### **Bathroom**

7'1" x 6'4"

Three piece suite with low level WC, hand wash basin with mixer tap and storage cupboard underneath, low level bath with mixer tap, glass screen shower door with fitted mixer shower and removable shower head, tiled splashback, UPVC double glazed opaque window, wood effect vinyl flooring, central heating radiator, extractor fan, ceiling light fitting.

### **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**

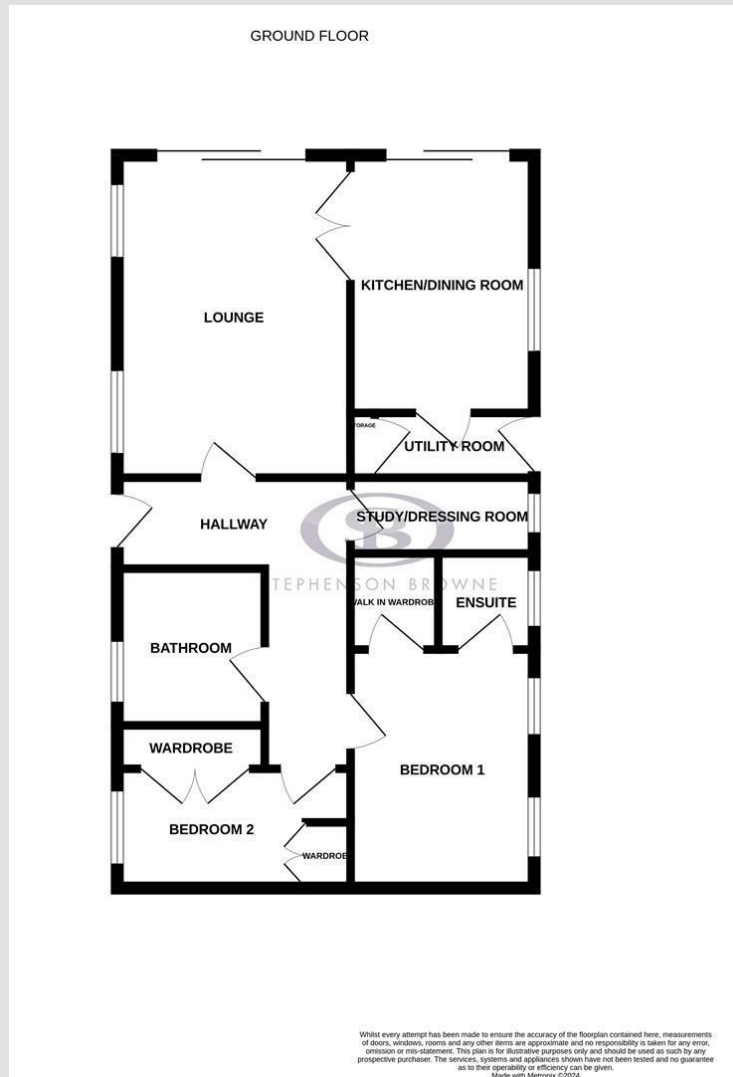
The land the lodges sit on belongs to Riverdane Holiday Park. If you were to purchase the lodge you would have full ownership and could remove it from the park. Annual service charge is not due until September 2024. This is approx. £4,000 per annum. We would however recommend that your solicitor check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



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

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

## 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

21 High Street, Congleton, Cheshire, CW12 1BH  
 T: 01260 545600  
 E: congleton@stephensonbrowne.co.uk  
 W: www.stephensonbrowne.co.uk

