

Three Rivers Woodland Park, 85 Hodder Drive

£199,000 Leasehold

Situated within the serene confines of Three Rivers Woodland Park, this stunning fully residential modern detached park home offers a tranquil retreat nestled on the very periphery tucked away with no passing traffic within the surrounding woodland abundant with nature, while remaining conveniently close to nearby villages and the vibrant market town of Clitheroe. Boasting an enviable location on a unique plot, residents can indulge in the picturesque woodland surroundings, with an abundance of scenic walks and charming country pubs right at their doorstep. Furthermore, the park offers an array of exceptional amenities, including an indoor swimming pool, a welcoming bar, clubhouse, and a delightful woodland café, ensuring a truly enjoyable lifestyle.

Tenure: Leasehold

Situated within the serene confines of Three Rivers Woodland Park, this stunning fully residential modern detached park home offers a tranquil retreat nestled on the very periphery tucked away with no passing traffic within the surrounding woodland abundant with nature, while remaining conveniently close to nearby villages and the vibrant market town of Clitheroe. Boasting an enviable location on a unique plot, residents can indulge in the picturesque woodland surroundings, with an abundance of scenic walks and charming country pubs right at their doorstep. Furthermore, the park offers an array of exceptional amenities, including an indoor swimming pool, a welcoming bar, clubhouse, and a delightful woodland café, ensuring a truly enjoyable lifestyle.

This exceptional 20 x 40ft home exceeds expectations, superbly maintained both inside and out by its current owner. The interior exudes a sense of spaciousness and light, with open plan living areas that invite natural light to flood in. The lounge area features French doors leading onto a charming elevated decked patio, perfect for enjoying the outdoors. The modern kitchen is as practical as it is stylish, offering ample storage space within its base and eye-level units, appliances and breakfast bar. The accommodation includes a main double bedroom complete with a convenient walk-in wardrobe and en-suite shower room, while the second bedroom offers versatility, suitable for a double bed or two singles, also with its own built-in wardrobe. A stylish three-piece bathroom completes the internal layout. Externally, the property boasts private garden

areas to the front, side, and rear, providing ample space for outdoor seating and enjoyment of the sunshine throughout the day with fantastic composite decked patio areas and planted borders which are enveloped by the surrounding woodland. Driveway parking is available for two cars, large storage shed alongside cold water taps, power points, and lighting for added convenience.

Further details include approximate annual site fees of £3268.04 approx. covering water and drainage, and Council Tax Band A. The site is pet-friendly, with an age requirement of over 50 and specific criteria to be met, details available upon request.

An internal viewing is highly recommended to fully appreciate the charm of this exceptional park home and the idyllic private location it offers within the park. Don't miss this opportunity to embrace a lifestyle of tranquility and convenience.

- Stunning Detached Park Home In Envidable Position
- Wonderful Outlook With Fantastic Patio
- Two Double Bedrooms With Walk-In Wardrobes
- Pet Friendly
- Desirable Over 50's Development
- Light & Modern Accommodation
- Exceptional On-Site Facilities
- Driveway Parking
- Gas Central Heating & uPVC Double Glazing



Open Plan Lounge Kitchen Diner

24' 9" x 19' 5" (7.54m x 5.92m)

Dining Area: with fitted carpet mat and carpet flooring, built-in storage cupboard, panelled radiator, open to kitchen. Kitchen: generous range of modern cream high gloss fitted wall, base and drawer units, complementary laminate working surfaces, built-in fridge and freezer, integrated electric double oven, microwave and dishwasher, stainless steel sink drainer unit with mixer tap, 5-ring gas hob with glass splashback, stainless steel extractor filter canopy over, 2 x uPVC double glazed windows, tiled effect vinyl fitted flooring. Living Area: fantastic light and airy social space with 4 x uPVC double glazed windows, uPVC sliding patio doors opening out to decking area overlooking beautiful woodlands with complete private aspects, 2 x panelled radiator, wall mounted living flame gas fire, tongue & groove panelled wood ceiling.

Hallway

Panelled radiator, carpet flooring.

Bedroom 1

9' 7" x 9' 2" (2.92m x 2.79m)

Double room with carpet flooring, panelled radiator, walk-in wardrobe with built-in drawers and shelving, pitched ceiling, uPVC double glazed window with beautiful woodland private outlooks.

En-suite

5' 7" x 4' 11" (1.70m x 1.50m)

Modern 3-pce white suite comprising corner shower enclosure with thermostatic shower over, sliding glazed doors, basin with mixer tap and vanity cupboard under, low level w.c., uPVC frosted double glazed window, extractor fan, wood effect fitted flooring, tongue & groove wood panelled ceiling.

Bedroom 2

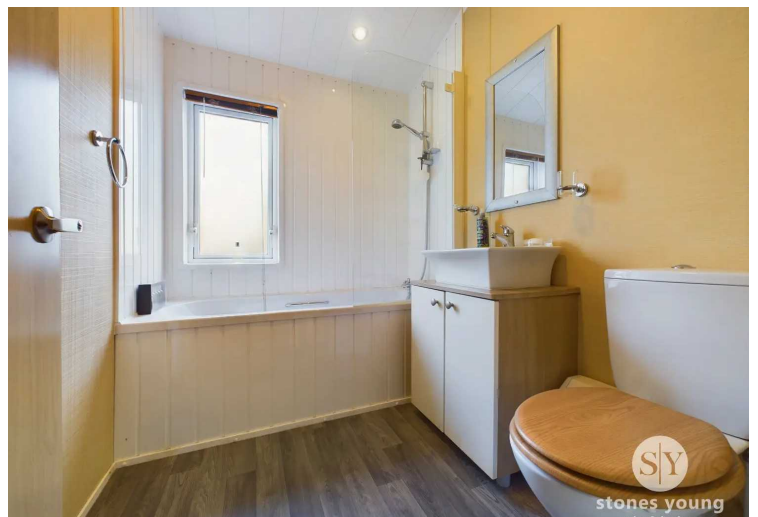
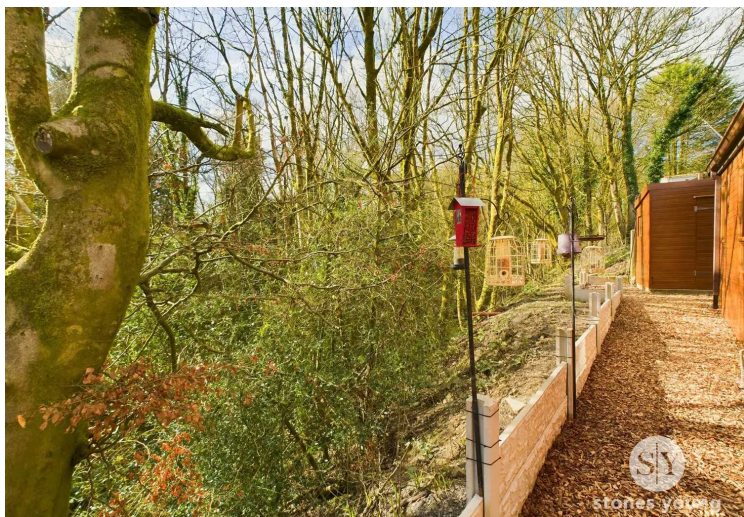
9' 6" x 9' 1" (2.90m x 2.77m)

Double room with carpet flooring, panelled radiator, built-in wardrobes, uPVC full length double glazed window, tongue & groove wood panelled pitched ceiling, TV point.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Modern 3-pce white suite comprising panelled bath with mixer tap, thermostatic shower over, walls partly panelled, fixed glazed screen, sink unit with mixer tap, vanity unit with cupboards under, low level w.c., extractor fan, uPVC frosted double glazed window, panelled radiator, wood effect vinyl fitted flooring, pitched panel ceiling with spotlighting.





Approximate total area⁽¹⁾
765.68 ft²

(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.

GIRAFFE360