



21 Crossways Three Rivers Woodland Park, West Bradford

£97,000

**** BEAUTIFUL 2 BEDROOM DETACHED RESIDENTIAL CARAVAN SITUATED IN A FANTASTIC ELEVATED RURAL SETTING ****
 A stunning home on a fantastic larger than average plot with superbly landscaped decked patio and gardens with drive for 4 cars with an excellent light and airy open plan interior.

Council Tax band: A



Nestled in a tranquil setting, this lovely home presents a wonderful opportunity to own an attractive detached residential caravan. The property boasts two bedrooms with fitted wardrobes and furniture, offering a cosy and comfortable living space. The superb open-plan layout includes French doors that welcome abundant natural light and lead to the impressive raised decked patio and garden areas. Situated on a fantastic corner plot, the home overlooks serene woodlands, providing a picturesque backdrop for peaceful relaxation. Modern amenities such as a fitted dining kitchen, gas central heating, and uPVC double glazing ensure convenience and comfort. Additionally, residents can enjoy the on-site facilities, making this property an ideal retreat for those seeking a tranquil lifestyle. With private parking for up to four cars, a private driveway adds practicality to the charm of this home, while a large detached storage unit and under-deck storage offer ample space for belongings.

Three Rivers Woodland Park is an enviable tucked away location within easy distance to nearby villages and the bustling market town of Clitheroe with its array of local amenities. Home owners are spoilt for choice with so many fabulous countryside walks and country pubs on the doorstep and there are fantastic facilities on site to

enjoy the use of including an indoor swimming pool, bar, clubhouse and woodland café.

The outdoor space of this property offers a fantastic corner plot position that overlooks the beautiful woodland, known for its diverse wildlife, birds, and deer sightings. The gravelled driveway provides ample space for private parking, while a garden patio area at the rear of the caravan offers a serene retreat with raised stone gravelled borders and tucked-away seating areas. A large uPVC storage unit with a secure base adds convenience, providing ample space for bikes or equipment. The property features an impressive uPVC decked patio, spanning approximately 16' x 15' to 20' x 6'4", with attractive balustrading that enhances the outdoor living experience. Multiple seating areas on the deck provide elevated views of the woodland, creating a perfect spot for relaxation. Additional storage space under the deck area offers practical solutions for storing outdoor essentials. A pathway leading to the Calor gas bottles and connection point ensures convenience for residents, completing the appeal of this charming residence with its delightful outdoor spaces.



Entrance

uPVC double glazed french doors to side from decked area.

Open Plan Lounge & Dining Kitchen

19' 0" x 12' 0" (5.79m x 3.66m)

A modern fitted kitchen with matt finish wall, base and drawer units, with contrasting laminate working surfaces, built-in fridge freezer, stainless steel double oven and grill with 4-ring gas hob, stainless steel splashback and extractor filter canopy, space for microwave oven, stainless steel 1 ½ sink drainer unit with mixer tap, wood style flooring, recessed spotlighting, uPVC double glazed window, open to: Lounge Area: recessed spotlighting, carpet flooring, uPVC glazed french doors and glazed surround, wall mounted electric fire, TV point.

Inner Hallway

Carpet flooring, panelled radiator, built in unit with shelving and inset mirror and spotlighting, recessed spotlighting, uPVC double glazed window.

Bedroom One

8' 0" x 12' 1" (2.44m x 3.68m)

Double bedroom, carpet flooring, fitted wardrobes and co-ordinating fitted furniture, recessed spotlighting, 2x double glazed windows, panel radiator.

Cloakroom

Modern 2-pce white suite, concealed low level w.c., pedestal wash basin with mixer tap, built in mirror and cabinet, cupboard housing wall mounted combination gas central heating boiler, panel radiator, uPVC double glazed window, extractor fan.

Bedroom Two

6' 0" x 9' 6" (1.83m x 2.90m)

Flexible bedroom, office, study, hobby room with carpet flooring, panelled radiator, fitted wardrobe, uPVC double glazed window.

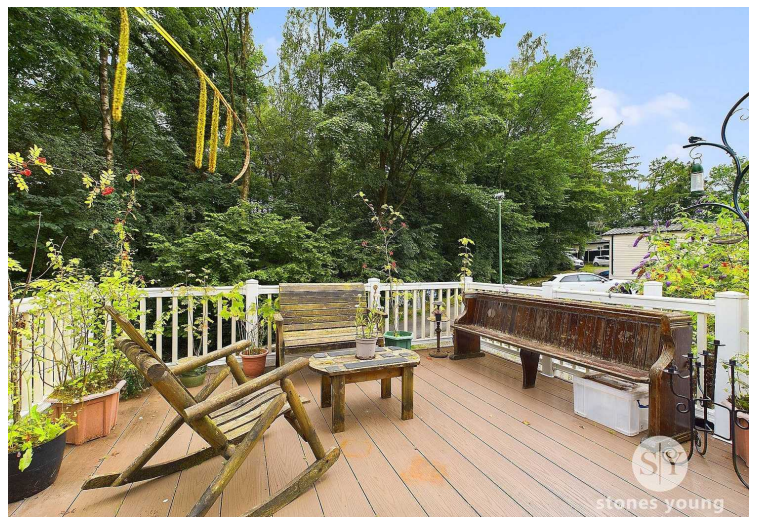
Shower Room

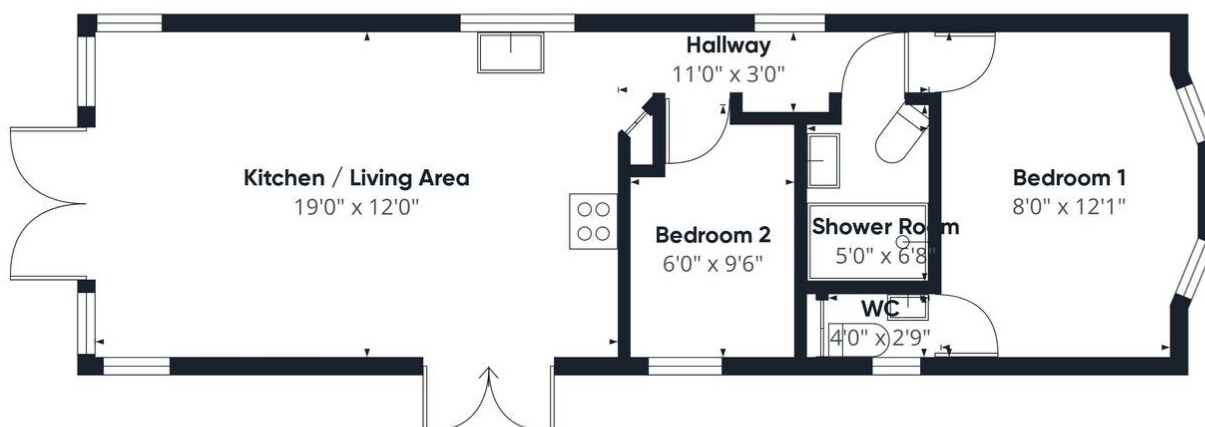
Modern 3-pce white suite comprising, shower enclosure with thermostatic shower over, sliding glazed door, built-in storage shelving and cupboards, built-in sink vanity unit with surfaces surround, cupboard under and mixer tap, wood style flooring, spotlighting and natural light ceiling sun tunnel, panelled radiator.

Additional Site Information

Over 50's Fully Residential Park Home Pet Friendly Tax Band A Site Fees approx. £3252.00 per annum including water and drainage Residents Association On Site Facilities include- Swimming Pool Weekly activity groups – such as line dancing, board games, crafting and gardening Woodland Cafe Clubhouse & Bar







Approximate total area⁽¹⁾
465.65 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.

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