



## 167 Shireburn Caravan Park Edisford Road, Waddington

£169,995

Immaculate 2-bed residential park home in Shireburne Park, Ribble Valley. Modern high specification interior, ensuite, private parking, decked patio, open field and brook views, peaceful plot, and beautiful landscaped surroundings.

Council Tax band: A



This superb Carabuild Breeze Lodge, purchased new by the vendors in October 2022 offers an exceptional opportunity to acquire a stunning and immaculately maintained fully residential park home in the sought after Shireburne Park, nestled in the heart of the Ribble Valley. The property enjoys a private and peaceful position at the far end of Kingfisher Close, set on a picturesque plot adjoining a tranquil brook and open field. The modern interior is beautifully presented with tasteful neutral decoration throughout, featuring a spacious open plan living, dining, and kitchen area with high specification appliances and a contemporary finish. There are two bedrooms, each with fitted wardrobes, a luxurious modern shower room, and a stylish en-suite two-piece cloakroom. The property benefits from excellent storage, quality fixtures, and an impressive sense of light and space, making it ideal for those seeking a comfortable and stylish home. The location is enviable, within easy reach of Clitheroe and its excellent amenities, and surrounded by the natural beauty of the Ribble Valley countryside.

Outside, the property boasts a crushed plum slate driveway with private parking for two cars, as well as well-maintained pathways that wrap around the home. The plot extends down the embankment to the brook,

• offering beautiful aspects over the neighbouring open field and a wonderful sense of privacy. A composite decked upper patio, complete with glass balustrade, provides a superb area for outdoor entertaining or simply relaxing while enjoying the idyllic views. There is a useful storage shed to the side, with a dedicated area for LPG bottles. The well-kept surroundings and thoughtful landscaping enhance the peaceful atmosphere, making this a truly special setting for a residential park home. This property offers the perfect blend of comfort, quality, and location. Early viewing is highly recommended to fully appreciate everything this outstanding home and its unique plot have to offer.

- Stunning Park Home On Superb Residential Plot
- Immaculate Upgraded Modern Interior
- Carabuild Breeze Lodge Purchased New By The Vendors In October 2022
- Picturesque Plot Adjoining Brook & Open Field
- Privately Tucked Away On Kingfisher Close
- 2 Bedrooms With Fitted Wardrobes
- Modern Shower Room & En-suite
- Superb Well Appointed Open Living Dining Kitchen
- Impressive Decked Rear Patio & Surround; 2 Car Drive
- Sought after Shireburne Park In Ribble Valley
- High Specification Appliances & Finish



### **Open Living Dining Kitchen**

Beautiful well appointed open plan interior with various attractive upgrades. uPVC double glazed entrance door and uPVC double glazed windows with fitted blinds, panel radiators. Kitchen and dining area: modern high gloss fitted units with contrasting worktops and upstands, breakfast bar, sink drainer unit with mixer tap, integrated electric oven, AEG induction hob, splash back and extractor filter canopy over, built in Bosch washing machine, Liebherr fridge freezer, travertine style quick step tiled flooring, recessed spotlighting. Lounge area: fitted wall display units, drawer units and shelving, TV point, recessed spotlighting, carpet flooring, uPVC double glazed patio doors to decking with stunning open aspects.

### **Inner Hallway**

Recessed spotlights.

### **Bedroom One**

Excellent larger than average double room, carpet flooring, fitted wardrobes, drawers and vanity unit, recessed spotlights, walk-in wardrobe, panel radiator, uPVC double glazed window, cupboard housing wall mounted combination gas central heating boiler.

### **En-suite Cloakroom**

Modern 2-pce white suite with low level w.c., vanity unit basin with mixer tap and cupboard under, wood style flooring, uPVC double glazed window with fitted blinds, extractor fan, chrome ladder style radiator, recessed spotlighting.

### **Bedroom Two**

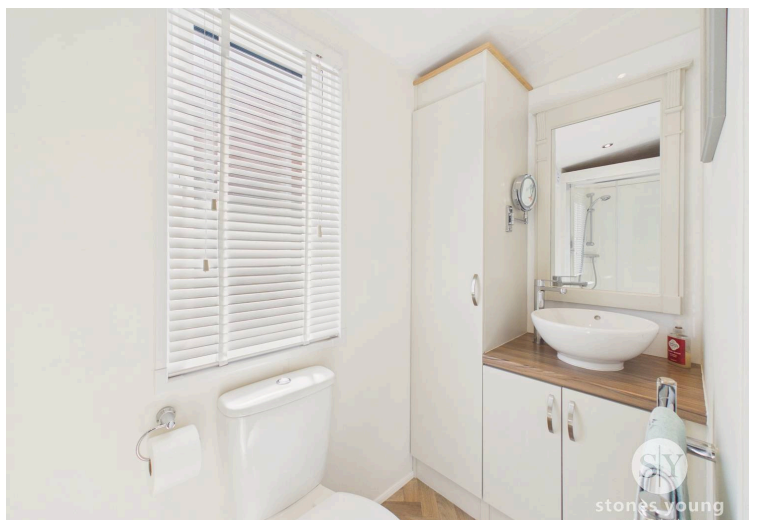
Good size single room with carpet flooring, spotlights, fitted wardrobe, Miele tumble dryer, uPVC double glazed window, panel radiator, uPVC double glazed window with fitted blinds.

### **Shower Room**

Modern 3-pce suite with shower enclosure with thermostatic shower, low level w.c., fitted wall storage unit with basin with mixer tap and surface surround and cupboard under, chrome ladder style radiator, wood style flooring, recessed spotlights, extractor fan, uPVC double glazed window.

### **Additional Information**

Please note that the annual site fees are approx. £3936.48 per annum including water and drainage. Council Tax Band A. Over 55 requirement and criteria to be met, please ask for further details. Model - Carabuild Breeze Lodge - 42ft x 14ft





Approximate total area<sup>(1)</sup>  
542 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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