

**2018
WILLERBY
PORTLAND**

40FT X 16FT

*

SIX BERTH

*

PLOT 228

£104,995

(Premium
Site Fee)



THE HOLIDAY HOME

KEY FEATURES

VALLEY VIEWS

TWO BEDROOMS

FAMILY SHOWER ROOM

DOUBLE GLAZING

CENTRAL HEATING

EN-SUITE SHOWER ROOM

DECKING

DISHWASHER

WASHER DRYER

EASY PARKING

Beautifully presented, this immaculate Holiday Home is sited on a unique, low maintenance woodland plot with treetop views down the valley and with plenty of easy parking.

The open plan layout is bright and spacious, the well equipped country style kitchen benefits from integrated appliances including a washing machine and dishwasher, breakfast bar and larder cupboard. The lounge features a sofa bed, two accent striped armchairs and an attractive electric fireplace, with french doors opening to a wrap around deck to take advantage of the lovely views down the valley and the stunning Rhododendrons.

The bedrooms are well appointed, the master bedroom has a double bed with full height padded headboard and ensuite shower room. The second bedroom has 3ft beds, a vanity area and plenty of storage.

The Holiday Home also features Non-slip decking partial fencing.

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

ADDITIONAL FEATURES

- ✓ RESIDENTIAL SPECIFICATION INSULATION
- ✓ LARGE ENSUITE
- ✓ QUIET, PRIVATE & NATURALLY SCREENED PLOT
- ✓ INTEGRATED BLUETOOTH SOUND SYSTEM
- ✓ INTEGRATED APPLIANCES
- ✓ TWIN BEDROOM WITH 3FT WIDE BEDS



Kitchen



Lounge



Main Bedroom

LICENCE

LICENCE ON PARK UNTIL 04/10/2039

CONTACT US

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**ALL OF OUR HOLIDAY HOMES FOR SALE
CAN BE VIEWED BY VISITING**

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE



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This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes. Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that: the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park; while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home.

Please contact Holiday Home Sales if you have any questions about this caravan holiday home. Kelling Heath Holiday Park is a division of Timewell Properties Limited, a company registered in England and Wales under company number 00747225, whose registered address is Mill House, 11 Meridian Way, Norwich, Norfolk, NR7 0TA.