



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A MODERN 2 BEDROOM PARK HOME SET IN THIS RURAL
LOCATION BETWEEN WAREHAM & DORCHESTER,
BENEFITTING FROM 2 PARKING SPACES.**



Knoll Park, Gatemore Road, Winfrith Newburgh DT2 8LD

PRICE £150,000

The Property:

Set in this semi-rural location this modern Omar Middleton 40 x 12 is accessed via upvc opaque double glazed door into the hallway which has a radiator.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with an oven below & extractor above. Further integral appliances include a fridge, freezer & a washing machine. A sink with side drainer is set into the work surface with splash back tiling surrounding. The room has a double aspect with upvc double glazed window to either side with the kitchen opening out into a dining area.

A square arch gives access to the lounge which enjoys a double aspect with a upvc double glazed window to the front & matching patio doors to the side. A feature of the room is an electric flame effect fire.

The master bedroom has a upvc double glazed semi bay window to the side aspect with a radiator. The room benefits from a range of integral wardrobes.

The second bedroom is a single sized room with a upvc double glazed window to the side aspect. The room also has a radiator & a single fitted wardrobe.

The modern shower room has a suite comprising of a wc, wash hand basin set into a vanity unit with storage below & a double shower cubicle with glass shower screen, splash back tiling & a wall mounted shower. The room has also an extractor fan & an opaque upvc double glazed window to the side aspect.

Garden:

The property has a wrap around garden mainly laid to patio slab with raised borders & sheds.

Parking:

The Park Home is conveyed with 2 parking spaces in front of the property.

Estate Agents Note:

Please note that this Park Home has the remainder of the original guarantee. The Park is for the over 50's & pets are considered.

Measurements:

Lounge	11'1" (3.40m) x 10'8" (3.27m)
Kitchen/Diner	11'1" (3.39m) x 10'8" (3.25m)
Bedroom 1	9'5" (2.87m) not incl wardrobes x 8'6" (2.59m)
Bedroom 2	8'1" (2.46m) x 5'3" (1.61m)
Shower Room	6'3" (1.92m) x 5'7" (1.70m)

