



**PURBECK
PROPERTY**

CELEBRATING 40 YEARS
IN WAREHAM

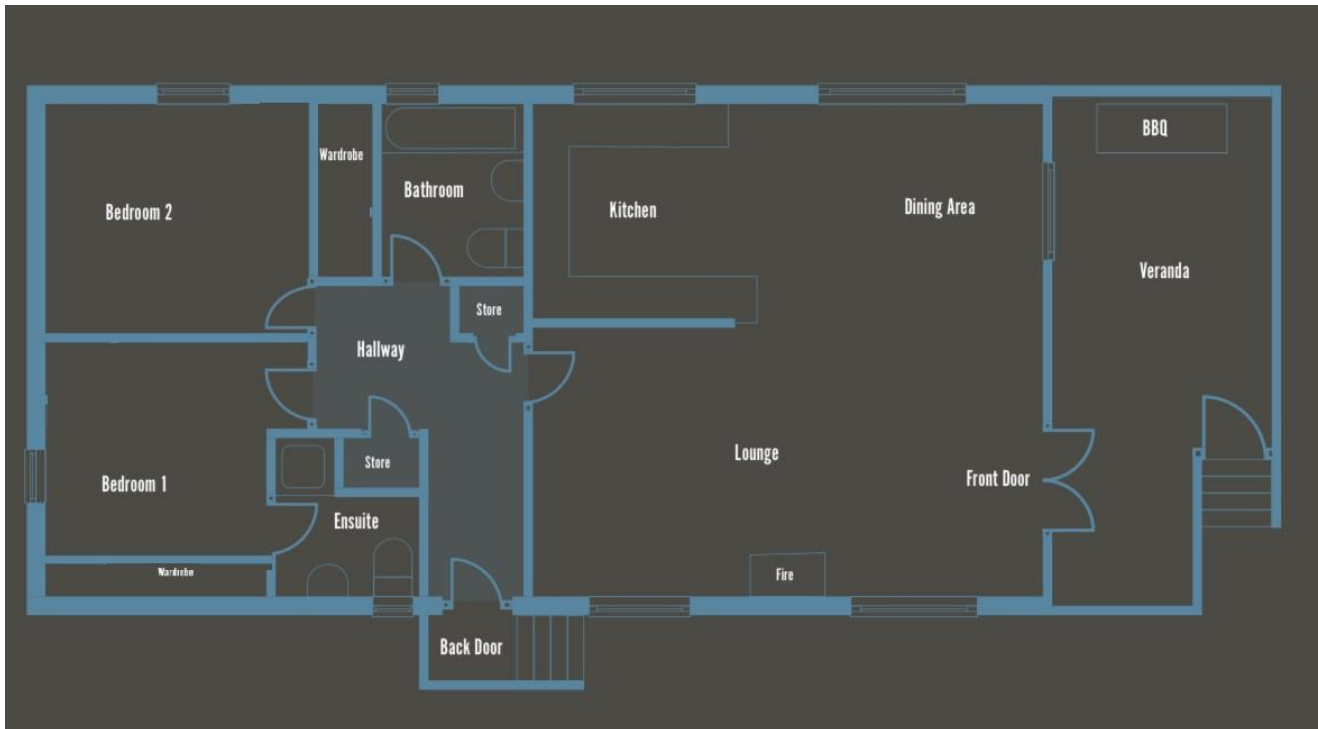
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**A CHARACTERFUL HOLIDAY HOME IN THE TRANQUIL
SETTING OF SANDFORD HOLIDAY PARK
WITH A HOST OF ON SITE FACILITIES.
NO FORWARD CHAIN**



Laurel Avenue, Sandford Holiday Park, Organford Road, BH16 6JZ

PRICE £137,500



Location:

The Parkdean Resort is ideally situated just outside of Wareham Town Centre giving access to the Purbecks & Jurassic Coast. With sandy bathing beaches a short drive away at Swanage, Poole & Bournemouth. Holton Heath Train Station is a 20 minute walk away. The resort itself has a host of activities for families & includes both an outdoor & indoor swimming pools, bars, restaurant & show bar. There are a variety of children's activities including adventure golf, play areas, sports centre & an arcade. Owners are provided with 10 guest passes free of charge & are invited to organised owners' events.

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The Property:

Set in the Parkdean Holiday resort, Fir Tree Lodge is accessed via a double glazed front door in the hallway which has two storage cupboards & a radiator.

The spacious open plan living area comprises of a lounge, dining area & a kitchen. It has a triple aspect with double glazed windows to all sides & matching double doors out to the decking. The lounge has a fireplace with an inset electric fire. The kitchen area has a matching range of cupboards at base & eye level with drawers. Fitted appliances include a fridge/freezer, a five ring gas hob with an extractor above, a double electric oven & a free standing dishwasher. A sink with side drainer is set into the work surface with splash back tiling surrounding.

The master bedroom has a upvc double glazed window to the side aspect with a radiator beneath. The room benefits from mirror fronted sliding door wardrobes with hanging rails & drawers. Off the bedroom is the en suite which comprises of a wash hand basin set on a vanity unit with a mirror fronted cabinet above, a wc & a shower cubicle with a wall mounted shower. There is also a upvc double glazed window to the front aspect, splash back tiling, a heated towel & an extractor fan.

The second bedroom is a generous sized double room currently with twin beds. The room benefits from mirror fronted sliding door wardrobes with hanging rails & drawers, & there is a upvc double glazed window with a radiator beneath.

The family bathroom has a hand basin set on a vanity unit with a mirror fronted cabinet above, a wc & a bath with a wall mounted shower & a glass shower screen. The fully tiled room also has an opaque upvc double glazed window, a heated towel rail & an extractor fan.

Parking:

The property has off parking for 2 vehicles.

Garden:

The private garden is predominately laid to lawn with mature tree's giving it privacy. There is a hardstanding area with a double door shed & a spacious decked area abutting the property.

Measurements:

Open Plan Kitchen/Lounge/Diner

19'8" (6m) x 19'4" (5.89m)

Kitchen

10'4" (3.16m) x (2.45m)

Master Bedroom

10'1" (3.09m) x 9'6" (2.90m) max

En Suite

6'8" (2.04m) max x 5'3" (1.60m)

Bedroom 2

12'2" (3.71m) x 9'6" (2.89m) max

Bathroom

6'8" (2.04m) x 5'5" (1.67m)

