



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE & SPACIOUS 2 BEDROOM PARK HOME SET IN THE FAVOURED
LOCATION OF LOOKOUT PARK IN STOBOROUGH.
NO FORWARD CHAIN**



Lookout Park, Corfe Road, Stoborough, Wareham BH20 5AZ

PRICE £250,000

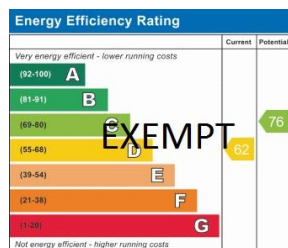
The Property:

This modern Prestige Burleigh Park Home is accessed via a upvc double glazed door leading into an entrance vestibule where there is an integral doormat, internal windows looking into the lounge/diner & a double door cupboard housing the boiler with space & plumbing for a washing machine with shelving above.

The room opens out into a spacious & modern open plan kitchen/lounge/diner. The room enjoys plenty of light with a triple aspect with upvc double glazed windows to either side & to the front where there is access to the balcony. There room has two radiators & a fireplace with an inset flame effect electric fire. The kitchen has a matching range of cupboards at base & eye level. A four-ring ceramic hob is set into the work surface on a central island with soft closing drawers & incorporating a breakfast bar. There is a floating extractor fan & a light. Integral appliances include an oven, a dishwasher, a fridge & a freezer. A one & a quarter bowl sink with side drainer is set into the work surface. There is a upvc double glazed window to the side aspect & internal doors giving access to the inner hallway & the remainder of the accommodation.

The master bedroom has a upvc double glazed window to the side aspect with a radiator beneath. The room has a dressing area with wardrobes & an en suite comprising of a corner shower cubicle with both rainfall & handheld showers, a wc & a wash hand basin set into a vanity unit with storage below with splashback tiling surrounding.

There is an opaque upvc double glazed window to the side aspect, a fitted mirror with a light, a cabinet with a mirror, a heated towel rail & an extractor fan.



The second bedroom is a double sized room with a upvc double glazed window to the side aspect with a radiator beneath.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & a bath with a shower attachment with splashback tiling surrounding. The room benefits from a heated towel rail, an opaque upvc double glazed window to the side aspect & an extractor fan.

Parking:

The home is conveyed with a parking space on a brick paved driveway.

Garden & Terrace:

The garden is laid out with easy maintenance in mind. It is enclosed by fencing & is laid to astro turf, there is a gravel path & a double door shed.

The terrace is accessed via the lounge with raised decking & enclosed by a balustrade.

Measurements:

Open plan lounge/dining room/kitchen	21'9" (6.3m) x 19' (5.8m)
Bedroom 1	13'7" (4.16m) x 8'6" (2.61m)
En-suite	6'7" (2.01m) x 5' (1.54m)
Bedroom 2	10' (3.04m) x 9'2" (2.8m)
Bathroom	6'4" (1.93) x 5'6" (1.68m)

Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.