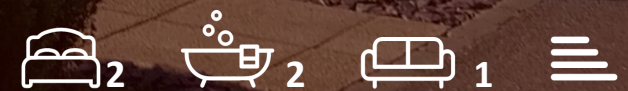




6 Lupin Walk

Three Legged Cross, Wimborne, BH21 6FL

Offers in the region of £155,000



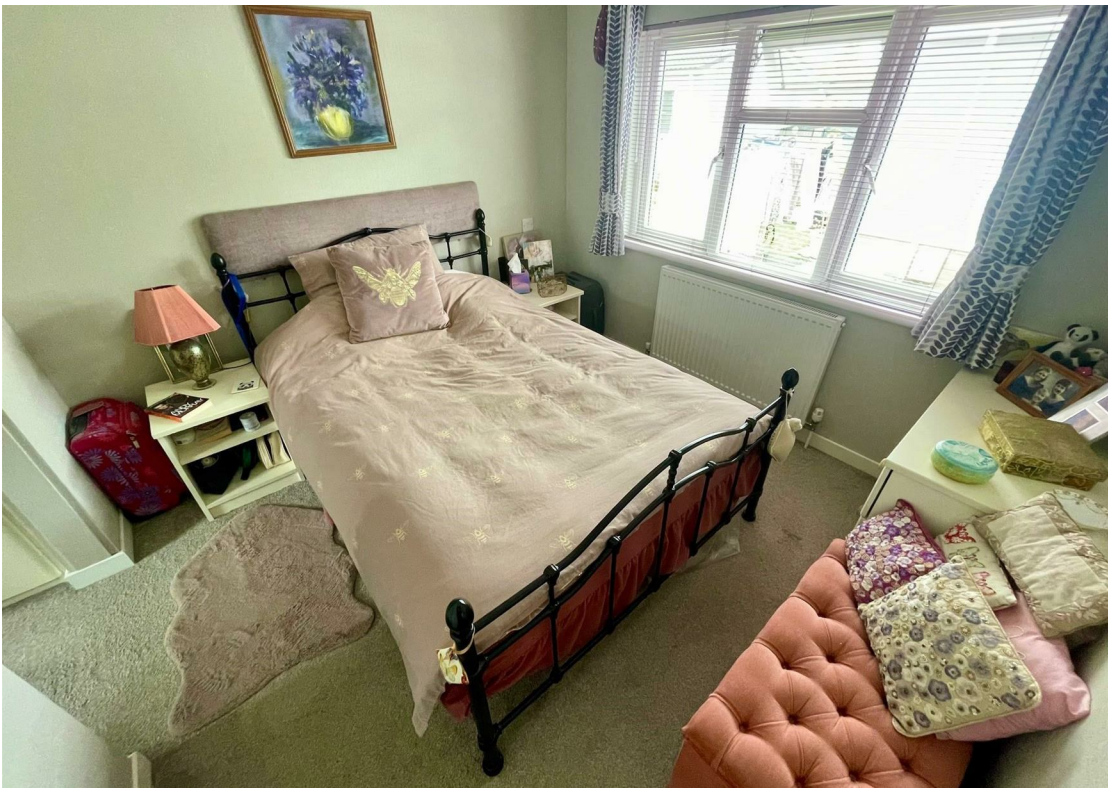
6 Lupin Walk
Three Legged Cross, Wimborne, BH21 6EJ

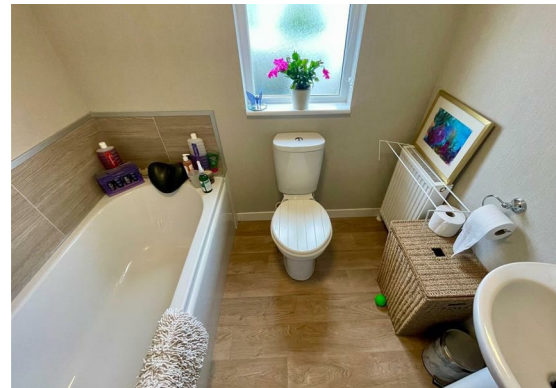
Nestled in the charming Lupin Walk of Three Legged Cross, Wimborne, this delightful 2-bedroom park home is a true gem for those aged 45 and above. Only 5 years old - built in 2020, this beautifully presented residence boasts a modern open-plan kitchen, lounge, and dining area - perfect for entertaining guests or simply relaxing in style. This specific model is no longer available to purchase new, making it a rare and unique opportunity to own a truly distinctive home.

The property features a spacious principal bedroom with an en-suite dressing area, a second cosy bedroom, and two well-appointed bathrooms for added convenience. With allocated parking, a small private garden area, and the comfort of LPG central heating and double glazing, this park home offers both comfort and practicality.

Whether you're looking to downsize or seeking a peaceful retreat, this property is perfect for those seeking a residence that feels like a cosy bungalow. The desirable location provides a wonderful living space in a tranquil setting. Don't miss the opportunity to make this charming property your own and enjoy the best of park home living.

Pitch fee £300 per year





DIRECTIONAL NOTE

From Ringwood leave in a westerly direction along the A31 dual-carriageway. At the top of the Boumemouth Spur road (A338). Take the 3rd exit onto the Horton Road & continue for approximately 2 ½ miles passing Moors Valley Country Park & Hillier's Garden Centre. Upon entering the hamlet of Three Legged Cross, proceed across 2 mini-roundabouts in the direction of Horton & after a further half a mile. The entrance to Deers Park will be located on the left-hand side.

THE ACCOMMODATION COMPRISES:

DOUBLE GLAZED FRONT DOOR LEADING TO:

OPEN PLAN KITCHEN: 11'6" (3.50m) x 9'10" (3m). Aspect to the east through double glazed picture window overlooking side way. Comprehensive range of custom-built kitchen units comprising wall to wall, roll top laminate work surface with inset single bowl, single drainer stainless steel sink unit with h & c mixer. Integrated dishwasher. Adjoining floor storage cupboard. The work surface extends on the return wall incorporating a 4 burner Hoover stainless steel gas hob with electric Hoover oven beneath. Stainless steel splash back. Integrated 3 speed extractor. Adjoining range of drawers & floor storage cupboards. Matching laminate work surface with integrated washer/dryer. Adjoining integrated larder fridge/freezer. Matching range of eye level store cupboards. Cupboard housing Potterton Promax Ultra LPG combi boiler. Laminate floor. Smoke detector. Radiator. Open way to:

OPEN PLAN L-SHAPE LOUNGE/DINING ROOM: 19' (5.80m) x 10'10" (3.30m). Dual aspect to the north & west. Double glazed picture windows. 2 radiators. 3 ceiling light points. Smoke detector. Wall mounted electric fire. T.V. point. Double glazed door on the western elevation providing access onto side way & driveway.

FROM THE KITCHEN AREA, DOORWAY TO:

INNER HALL: Smoke detector. Down light. Door to:

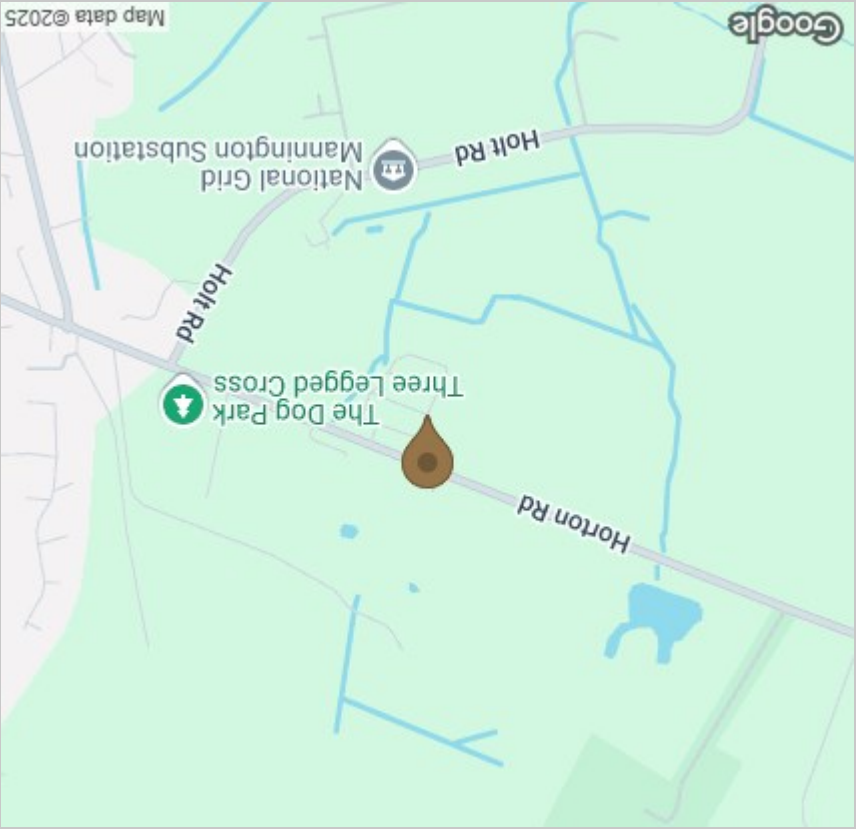
BEDROOM 1: 9'2" (2.80m) x 9'2" (2.80m). Aspect to the west. Double glazed picture window overlooking sideways. Radiator. Open way to:

DRESSING ROOM: Double built in wardrobe with hanging rail & shelf, dressing table unit. Door to:

EN-SUITE SHOWER ROOM/W.C.: Aspect to the east. Opaque double-glazed window. White suite comprising close coupled low level w.c. Pedestal wash basin with tiled splash back. Corner fully tiled shower cubicle with thermostatic shower. Extractor. Down lights. Laminate floor. Radiator.



Area Map



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		