

for sale

£400,000



Birch Walk Lone Pine Park Ferndown BH22 8NE

Connells Estate Agents are delighted to offer for sale this two bedroom modernised park home suitable for the mature buyers in sought after Lone Pine Park close to Ferndown Golf Course.



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Property Details

Entrance Hall

Carpeted with mirrored sliding door and storage.

Lounge 20' 1" x 11' 6" (6.12m x 3.51m)

Carpeted with double glazed doors to decking, two side aspect window and floor to ceiling front aspect windows, vaulted ceilings with spotlighting, feature wall mounted fireplace with mantle and TV and BT Telephone point.

Kitchen/Diner 20' 1" MAX x 14' 6" MAX (6.12m MAX x 4.42m MAX)

Double glazed window to the side aspect, modern fitted kitchen with a range of wall and base cabinets, granite worksurfaces, one and a half sink/drainers with mixer tap, 5 ring electric hob with extractor hood and fan over, integral electric eye level double oven and plate warmer, Integral washing machine, tumble dryer, fridge/freezer and wine cooler, radiator and tiled flooring with skylight window and space for dining table and seating with a double glazed side aspect window.

Bedroom 1 10' 7" x 10' (3.23m x 3.05m)

Carpeted with front aspect double glazed floor to ceiling windows, spotlighting, usb plug sockets and door to En Suite.

En Suite

Fully tiled with double glazed window, low level WC, hand wash basin with mixer tap, and vanity mirror and unit above and unit below, walk in shower cubical with glass screen, ladder radiator and normal radiator and spotlighting.

Bedroom 2 11' 10" MAX x 9' 8" (3.61m MAX x 2.95m)

Carpeted with double glazed rear aspect window, fitted wardrobes, radiator, spotlighting and usb plugs.

Bathroom

Fully tiled with double glazed window, low level WC, hand wash basin with mixer tap, and vanity mirror and unit above and unit below, walk in shower cubical with glass screen, ladder radiator and normal radiator and spotlighting.

Garage

Single extra long insulated garage with up and over door, power and lighting.

Decking Area

Spacious decking rear aspect area.

Front Area

Patio tiled with mature bushes and lovely flowers and steps to decking.





To view this property please contact Connells on

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37 Victoria Road
FERNDOWN BH22 9HT

Tenure:

EPC Rating: Exempt

Property Ref: FDN305922 - 0003

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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