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Dorset. BH22 0JJ

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DORSET PARK HOMES

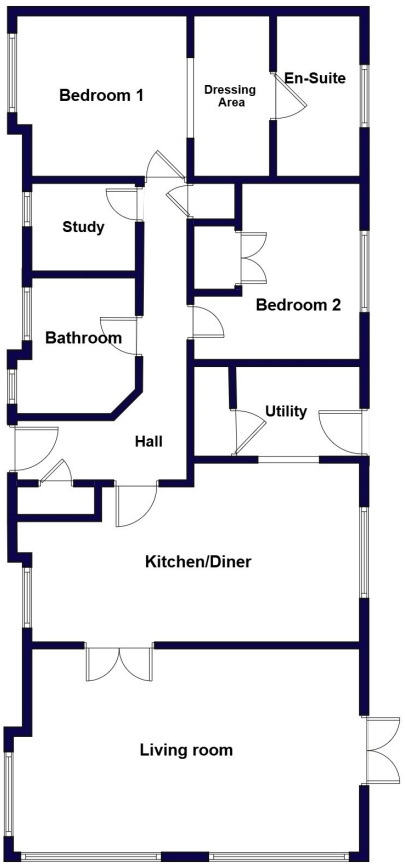
DRAFT

www.dorsetparkhomes.com

3 Mulberry Close, Lone Pine Park, Ferndown. BH22 8FG



Exceptionally Spacious Park Home with New GARAGE



This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 54' x 22'

Accommodation & approximate room dimensions:

- **Spacious Hall: Cloaks cupboard & Linen cupboard.**
- **Kitchen/Diner: approx 20'6" x 11'9" max. Range of floor and wall cupboards. High level oven, micro-wave, hob & hood. American Fridge/Freezer. Ample space for dining suite. Skylight windows. Double doors.**
- **Utility Room: Integrated washing machine & tumble dryer. Boiler cupboard. Door to garden.**
- **Lounge: approx 21'6" x 12'8". Feature fireplace. Vaulted ceiling with LED lighting.**
- **Study: approx. 6'6" x 5'6". Desk & storage units.**
- **Bedroom 1: approx 10'7" x 10'3" Plus large Dressing Room: approx. 10' x 4'9"**
- **Luxury En-Suite Shower Room.**
- **Bedroom 2: approx 11'1" x 10'4". Fitted wardrobes**
- **Luxury Bathroom with shower, vanity wash basin & wc. Chrome heated towel rail.**
- **Gas Central Heating & Double –Glazing**
- **Patio Garden with Indian Sandstone slabs.**
- **Parking on Plot & GARAGE (to be built)**
- **Age Restriction 55+ Pets Considered**
- **Beautifully maintained Residential Park with access to protected heathland walks.**

Luxury Modern Home









Pitch Fee: approx £307.16 per month
Subject to Annual Review
Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement

Price: £299,950

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W05175