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# DORSET PARK HOMES

**DRAFT**

[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

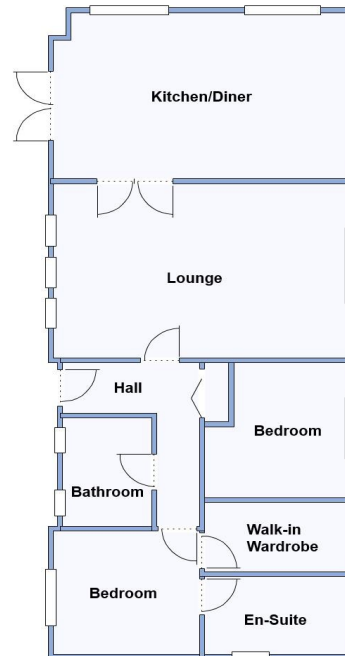
**Telephone: 01202 877511**

**4 Willows Way, Regency Heights, Blandford Road North, Poole. BH16 6GG**



Stately Albion 'Chartwell' Park Home 45' x 20' manufactured 2020

**Stunning Park Home on Extremely Spacious Plot**



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

## 2-Bedroom Park Home - approx 45' x 20'

Accommodation & approximate room dimensions:

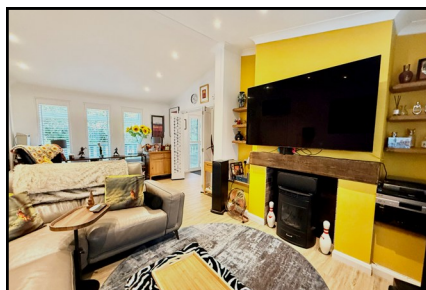
- **Kitchen/Diner:** approx 19'1" x 11'8". A stunning fitted kitchen having a range of floor and wall cupboards. Rangemaster cooker with gas hob & cooker hood over. American fridge/freezer. Integrated washing machine & dishwasher. Vaulted ceiling. Ample space for dining suite. Double Doors leading to Raised Decking Area.
- **Lounge:** approx 19'1" x 12'2". Vaulted ceiling with LED spot lights. Feature electric fireplace. Ample space for large Lounge suite. Large double aspect windows.
- **Inner Hall:** Cloaks Cupboard.
- **Bedroom 1:** approx 9'5" x 8'7". Large walk in wardrobe with Velux window.
- **Luxury En-Suite Shower Room**
- **Bedroom 2:** approx 9'5" x 9'3" max.
- **Luxury Shower Room**
- **Gas Central Heating & PVCu Double-Glazing**
- **Exceptionally Large Garden,** mainly laid to lawn with a spacious raised decking area. Generous side space with a garden shed.
- **Block driveway** providing 'on plot' Parking for 2 cars
- **Age Restriction 45+** Pets considered
- **Prime Position** on Park close to wooded walks.
- **Gated Entrance** to site. Fishing lake & rural setting surrounded by wooded walks & protected heathland.

**Price: £280,000**

**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.W05153

## Newly Developed 'Gated' Park



**Pitch Fee: approx £300.78 per month**

**Subject to Annual Review**

**Council Tax Band: 'B'**

**Tenure: 1983 Mobile Homes Act Agreement**

*The recommended specialist in Park Home sales*  
Partner: Simon Dixon

