



**Connells**

Oak Tree Park North Drive  
St. Leonards Ringwood



## Property Description

Located within the sought-after Oaktree Park, this well-presented two-bedroom residential park home offers comfortable, well-proportioned accommodation, ideal for those seeking a peaceful yet practical lifestyle.

The home is entered via a welcoming entrance hall, which immediately impresses with two floor-to-ceiling storage cupboards.

From here, the accommodation flows seamlessly throughout.

At the heart of the home is a bright and airy lounge/diner, a generous and versatile living space with plenty of room for both relaxing and entertaining, large windows allow natural light to flood the room, enhancing the spacious feel and making this a pleasant area to enjoy throughout the year.

The kitchen is well laid out with ample worktop and cupboard space and benefits from a door leading directly outside, offering convenient access to the garden and making day-to-day living and entertaining effortless.

There are two well-sized bedrooms both with built in wardrobes and dressing tables, the main bedroom benefits from an en-suite shower room as well as a main bathroom, making the layout ideal for guests or visiting family.

Externally, the property continues to impress with a wrap-around garden, offering a combination of outdoor space for seating, planting or enjoyment in the warmer months. The garden is complemented by hard-standing parking, providing off-road parking directly at the home.

### Entrance Hall

Spacious hall, carpeted with 2 storage cupboards.

### Lounge/Diner

Carpeted with front and side aspect double glazed windows, 3 radiators and feature fireplace with mantle, TV and telephone point.

## Kitchen

Tiled effect flooring with side aspect double glazed window and door to outside, a range of wall and base units, sink with drainer and mixer tap, 4 ring gas hob with tiled splashback, extractor fan and hood over and oven below and space for washing machine and tumble dryer.

## Bathroom

Carpeted with side aspect double glazed window, low level WC, hand wash basin with mirror over, panel bath and radiator.

## Bedroom 1

Carpeted with side aspect double glazed window, built in wardrobes and dressing table, radiator and door to en suite.

## En Suite

Carpeted with rear aspect double glaze window, low level WC, hand wash basin with mirror over, shower cubical with glass shower door and storage cupboard.

## Bedroom 2

Carpeted with side aspect double glazed window, built in wardrobes and dressing table, radiator and door to en suite.

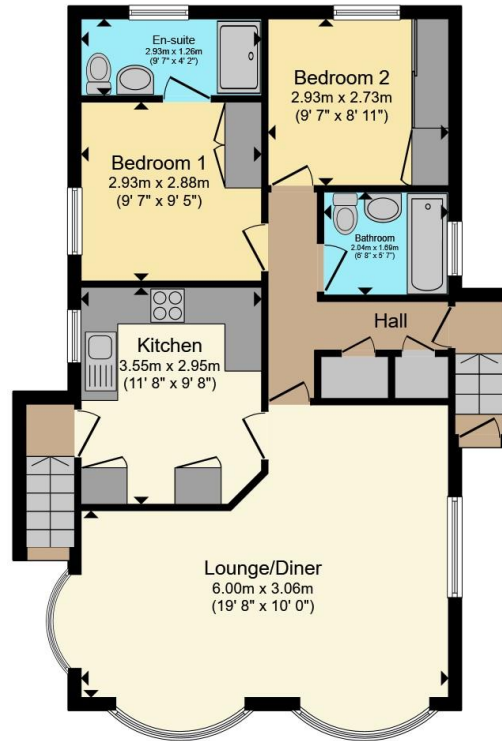
## Outside

Hardstanding parking with wrap around garden, shed and greenhouse and stairs on both sides leading to entrance hall and kitchen.









Total floor area 73.1 m<sup>2</sup> (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01202 861 677**  
**E ferndown@connells.co.uk**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/FDN306566](https://www.connells.co.uk/Property/FDN306566)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: FDN306566 - 0004