

Head Office:
Dixon Kelley Estate Agents
1 Penn Court
Station Road, West Moors
Dorset. BH22 0JJ

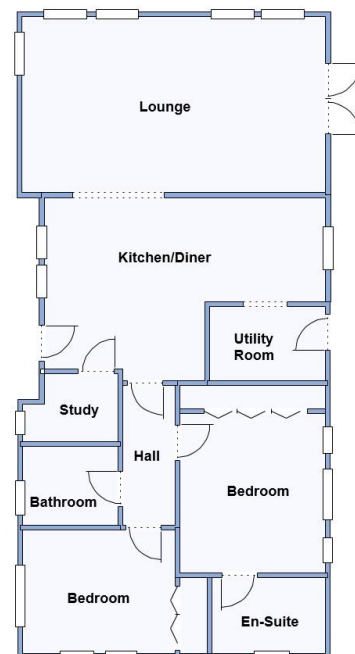
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

Telephone: 01202 877511

1 Laurel Close, Lone Pine Park, Lone Pine Drive, Ferndown. BH22 8FS



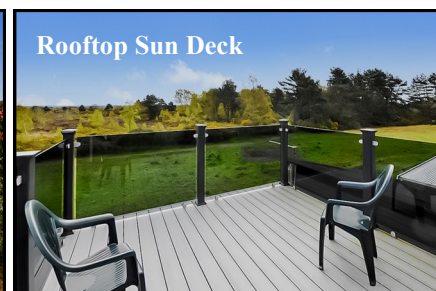
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 46' x 22'

Accommodation & approximate room dimensions:

- **Kitchen/Diner:** approx 19'4" x 11'2" max. Range of modern floor and wall cupboards. Built-in double oven, hob & cooker hood over. Integrated tall fridge/freezer & dishwasher. Water softener & waste disposal unit. Vaulted Ceiling. Space for large dining suite.
- **Utility Room:** Integrated washer/dryer. Skylight window. Cupboard housing combination gas boiler. Door to large deck & driveway.
- **Lounge:** approx 21'4" x 12'9". Feature electric fireplace. Double doors onto large Deck. Heathland views and triple aspect windows.
- **Study:** Fitted desk & cloaks cupboard
- **Inner Hall**
- **Bedroom 1:** approx 11'4" x 10'2". Fitted wardrobes
- **Luxury En-Suite Shower Room & Bathroom**
- **Bedroom 2:** approx 10'8" x 8'7". Plus wardrobes.
- **Gas Central Heating & PVCu Double-Glazing**
- **Remote Control Electric Blinds & LED Lighting**
- **Large Sun Deck PLUS Rooftop Deck with views**
- **Driveway & Garage with electric roll-up door**
- **Age Restriction 55+ Pets Considered**
- **Offered with No Onward Chain**

Wonderful Heathland Views



Price: £349,000

Pitch Fee: approx £849.42 Per Quarter

Subject to Annual Review

Council Tax Band: 'A'

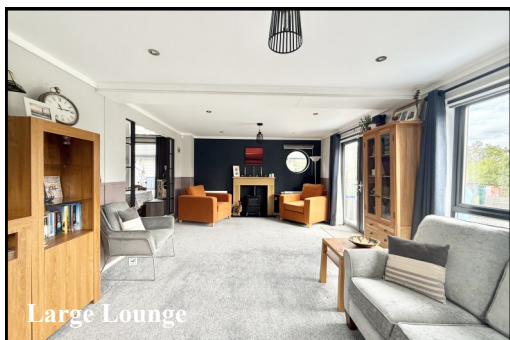
Tenure: 1983 Mobile Homes Act Agreement

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.W05273

The recommended specialist in Park Home sales
Partner: Simon Dixon





Large Lounge



Lounge



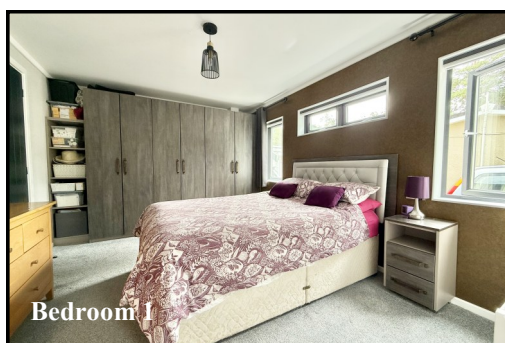
Superb Kitchen/Diner



Integrated Appliances



Dining Area



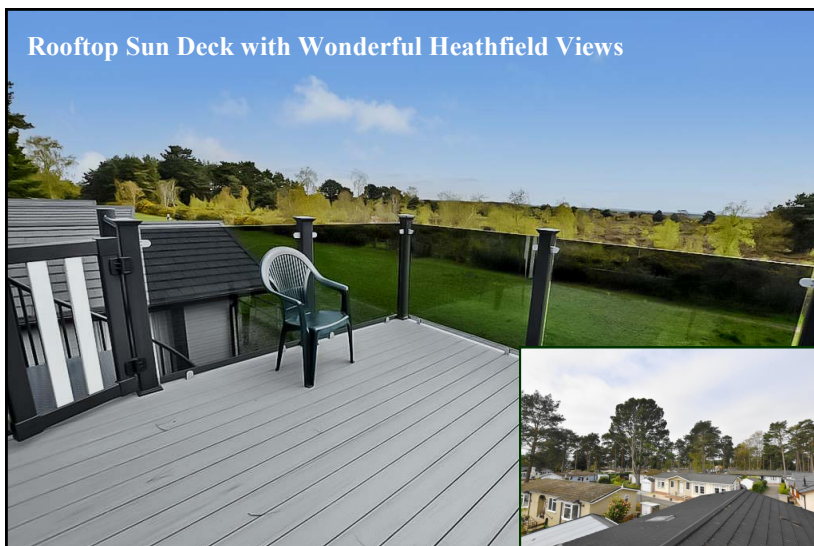
Bedroom 1



En-Suite Shower Room



Bedroom 2



Rooftop Sun Deck with Wonderful Heathfield Views

Tingdene 'Overton' Park Home
Approx 46' x 22'
Manufactured 2021
High Quality Fixtures & Fittings
throughout
Vaulted Ceilings with LED lighting
& Sky Lights window.
Large Deck with lovely outlook Plus
Rooftop Deck with Heathland Views
Quality Residential Park with access
to heathland walks & near to
Ferndown Town Centre.
Short drive from the seaside resorts
of Bournemouth & Poole and the
New Forest National Park