



**PURBECK
PARK HOMES**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A BESPOKE 1 BEDROOM PARK HOME, THE SIZE OF A SPACIOUS TWO
BEDROOM UNIT & PRESENTED IN SUPERB ORDER,
SET IN THE PICTURESQUE ORGANFORD MANOR PARK.
NO FORWARD CHAIN**



Organford Manor Country Park, Poole, BH16 6FJ

PRICE £120,000

The Property:

This well-presented Omar Middleton Park Home is accessed via a double-glazed front door leading through into an entrance hallway where there is a radiator, a cloaks cupboard & a cupboard with slatted shelving.

A glass panelled door leads through into the spacious lounge which then opens up into the dining area with the lounge having two upvc double glazed windows, to the side & rear aspects. There's a radiator & a flame effect fireplace. The dining area has upvc double glazed patio doors out to a rear veranda, a radiator & a glass panel door giving access to the kitchen.

The modern kitchen has a matching range of cupboards at basin & eye level with soft closing drawers. A 4-ring gas hob is set into the work surface with an extractor & light above & a fitted oven to the side. Further integral appliances include a fridge & a freezer. A sink with side drainer is set into the work surface with splash back tiling surrounding with a upvc double glazed window to the side aspect.

Off the kitchen is a utility room with a similar matching range of cupboards at base & eye level including cupboard housing the boiler. A sink with side drainer is set into the work surface with splash back tiling surrounding, a fitted washing machine & a radiator. An opaque upvc double glazed door gives access to the side aspect.

The master bedroom has a upvc double glazed window to the side aspect with a radiator beneath. Off the bedroom is the dressing area with two double door wardrobes with drawers beneath. The modern en suite comprises of a corner shower cubicle with a wall mounted shower, a wash hand basin set into a vanity unit with storage below & a wc. There is splashback tiling & a radiator.

Agents Note:

For information regarding pitch fee's & park rules please call our Wareham office on 01929 556660.

Parking & Garden:

The Park Home has on pitch parking on a slabbed driveway. The garden is set out with easy maintenance in mind & wraps round the property with patio slabs, a double door shed & mature shrubs in the front with slate gravel.

Measurements:

Lounge	14'2" (4.32m) x 10'8" (3.26m)
Dining Room	8'2" (2.49m) x 7'5" (2.26m)
Kitchen	9'1" (2.77m) x 5'1" (1.55m)
Cloakroom	5'10" (1.80m) x 2'1" (0.90m)
Bedroom	12'6" (3.82m) x 9'1" (2.78m)

Location:

The property is a couple of minutes' walk to a dog walking field which has benches to sit down and to enjoy the local countryside. Outside the park is a bus stop. Organford is a hamlet set just south of Lytchett Minster with the Saxon walled market town of Wareham just 3 miles away & Poole town centre 6 miles away. There is a train station at Holton Heath which is on the Weymouth to Waterloo line & scenic country walks close by. There is a convenience store, supermarket & a doctor's surgery at nearby Sandford.

GROUND FLOOR

