



**PURBECK
PARK HOMES**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED 2 BEDROOM MODERN PARK HOME
BENEFITTING FROM A MODERN KITCHEN & 2 BATHROOMS
INTERNAL VIEWING RECOMMENDED**



Hazel Grove Regency Heights Beacon Hill BH16 6GH

PRICE £225,000

The Property:

This spacious Wessex Summerhouse park home is accessed via an opaque upvc glass panelled door leading through into an entrance vestibule. There is storage space, a radiator & a hanging rail for coats. Wood laminate flooring flows through into the open plan kitchen/ lounge/ Diner.

The spacious & bright open plan kitchen/ living room has a vaulted ceiling which comprises of a triple aspect with a upvc double glazed window to the side aspect with matching patio doors. The feature of the room is a fireplace with an electric flame effect fire & a radiator. The kitchen/ diner has upvc double glazed windows to the rear aspect with matching windows to the side & a vertical radiator. The modern kitchen has a upvc double glazed Velux window to the side aspect. There is matching range of cupboards at base & eye level with soft closing drawers & underlighters underneath the cupboards. Fitted appliances include a four ring ceramic hob set into the worksurface with an extractor & light above, a double oven with one section a combination microwave. Integral appliance include a dishwasher, washing machine, wine fridge, fridge & freezer.

The inner hallway has a radiator, an airing cupboard with slatted shelving & an additional cupboard housing the boiler with storage space below.

The master bedroom has upvc double glazed patio doors with matching windows to the side leading out onto the patio area. The room benefits from a double sliding door wardrobe as well as alcoves with shelving & storage space below. The room flows through into the bathroom where there is a double ended bath, a heated towel rail, an extractor fan & integral shelving. Wood laminate flooring flows into the main en suite where there is an opaque upvc double glazed window to the front aspect, a double shower cubicle, a wash hand basin set into a vanity unit with storage below, a WC, extractor fan & a heated towel rail.

Bedroom 2 is a double sized room currently being used as a hobbies room/ office with two upvc double glazed windows to the side aspect & a radiator. The room benefits from a double sliding door wardrobe.

The family bathroom comprises of a bath with a wall mounted shower & splash back tiling surrounding, a WC, a heated towel rail & an extractor fan as well as a wash hand basin set into the vanity unit with storage below. There is an opaque upvc double glazed window to the side aspect & a continuation of the wood laminate flooring.

Garden:

There is a wrap around enclosed garden with a patio area abutting the property & washing line area. The rear is laid to lawn with a shed and steps to the front door.

Parking:

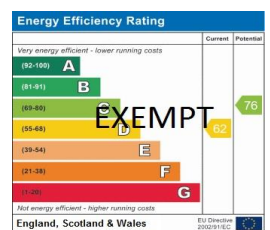
A brick paved driveway provides off road parking for two vehicles.

Agents Note:

There is an option for additional land can be used subject to site owners approval. For information regarding pitch fee's & park rules please call our Wareham office on 01929 556660.

Measurements:

Lounge	18'10"	(5.74m)	x	17'5"	(5.33m)
Bedroom 1	10'9"	(3.30m)	x	15'6"	(4.74m)
En Suite	7'9"	(2.37m)	x	4'11"	(1.51m)
Bedroom 2	10'4"	(3.15m)	x	7'10"	(1.51m)
Bathroom	6'2"	(1.90m)	x	4'6"	(1.38m)



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.