



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

AN IMMACULATE RESIDENTIAL PARK HOME SET IN THE  
PRETTY VILLAGE OF STOBOROUGH JUST OUTSIDE OF  
WAREHAM TOWN CENTRE,  
WITH PARKING & AN ENCLOSED REAR GARDEN.



Lookout Park, Corfe Road, Stoborough, Wareham BH20 5AZ

**PRICE £250,000**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the agents and their clients give no guarantee as to its accuracy. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop.

Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

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### The Property:

This immaculate Park Home is accessed via a composite front door into an entrance hall which has access to the living room, a upvc double glazed window to the side aspect, a radiator & a useful storage cupboard ideal for coats & shoes.

The spacious living room has wood laminate flooring flowing throughout with the feature of the room a corner fireplace with an inset electric fire. The 'light & airy' room has four upvc double glazed windows with radiators beneath.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A gas hob is set into the work surface with an electric fan oven below & an extractor hood above. Integral appliances include a fridge, freezer, dishwasher & a washing machine. A sink with side drainer is set into the work surface with a upvc double window to the side aspect with a matching door to the side.

The master bedroom has a upvc double glazed window to the rear aspect with a radiator beneath, the room benefits from a walk in wardrobe with hanging rails & a radiator. There is also an en suite comprising of a wc, wash hand basin set into a vanity unit with mirror & light above & a corner shower cubicle with double

doors, a wall mounted shower & splash back tiling. The room benefits from a heated towel rail & an opaque upvc double glazed window.

The second bedroom is a double sized room with a upvc double glazed window to the side aspect with a radiator beneath. The room benefits from built in wardrobes with hanging & storage space.

The modern bathroom has a suite comprising of a wc, a wash hand basin set into a vanity unit with mirror & light above & a bath with shower over with glass shower screen & splash back tiling. There is also a heated towel rail & an opaque upvc double glazed window to the side aspect.

### Parking:

The Park Home has off road parking on a brick paved driveway for two vehicles.

### Garden:

The landscaped & easy to maintain garden is laid to astro turf with a decked area. It is enclosed by fencing & there is a double door storage shed.

### Measurements:

Living Room	18'11" * (5.77m) x 14'6" (4.43m)
Kitchen	13'1" (4m) x 9'6" (2.90m)
Master Bedroom	12'7" (3.86m) x 8'11" (2.74m)
En Suite	6'3" (1.91m) x 5' (1.54m)
Walk In Wardrobe	6'7" (2.02m) x 4'4" (1.32m)
Bedroom 2	9'3" (2.83m) x 8'8" (2.64m)
Bathroom	6'2" (1.90m) x 5'6" (1.69m)

### Agents Note:

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

