



**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 floorplan contained here, measurements of doors, windows, rooms and any other items 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:

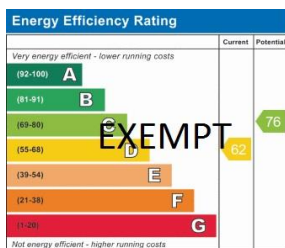
The landscaped & easy to maintain garden is laid to astro turf with a decked area. It is enclosed by fencing & there is a double door storage shed.

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.



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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.