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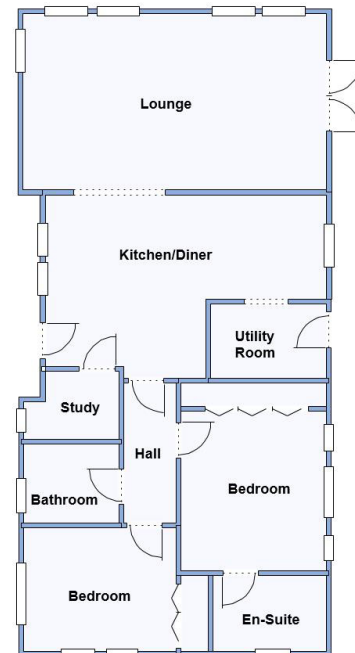
# DORSET PARK HOMES

**DRAFT**

[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

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



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

**Accommodation & approximate room dimensions:**

- **Kitchen/Diner:** approx 19'4" x 11'2" max. Range of floor and wall cupboards. Built-in double oven, hob & hood over. Integrated dishwasher & fridge/freezer. Water softener & waste disposal unit.
- **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 fireplace. Double doors to large Deck. Heathland views.
- **Study:** Fitted desk & cloaks cupboard
- **Inner Hall**
- **Bedroom 1:** approx 11'4" x 10'2". Fitted wardrobes
- **Luxury En-Suite Shower Room.**
- **Bedroom 2:** approx 10'8" x 8'7". Plus wardrobes.
- **Luxury Bathroom**
- **Gas Central Heating & PVCu Double-Glazing**
- **Remote Control Electric Blinds & LED Lighting**
- **Quality Fixtures & Fittings Throughout**
- **Large Sun Deck PLUS Rooftop Deck with views**
- **Driveway & GARAGE with electric roll-up door**
- **Age Restriction 55+ Pets Considered**

## Wonderful Heathland Views



**Price: £350,000**

**Pitch Fee: approx £255.41 per month**

**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.W04587

*The recommended specialist in Park Home sales*  
Partner: Simon Dixon





Large Lounge



Lounge



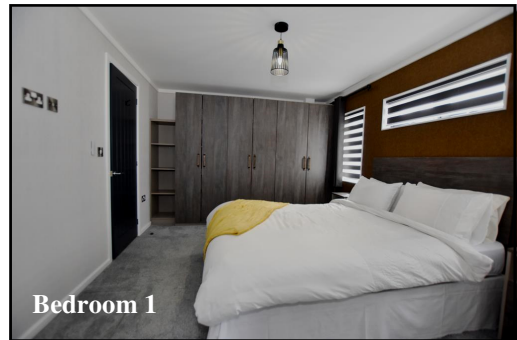
Superb Kitchen/Diner



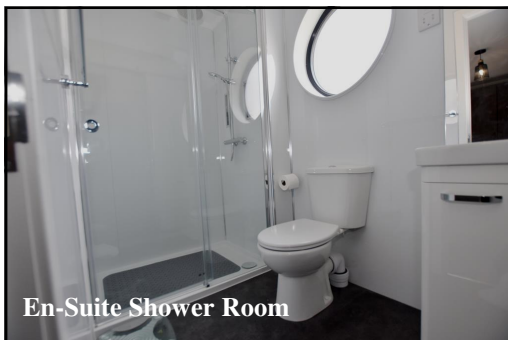
Integrated Appliances



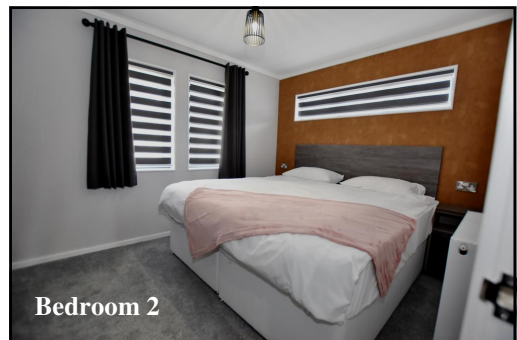
Dining Area



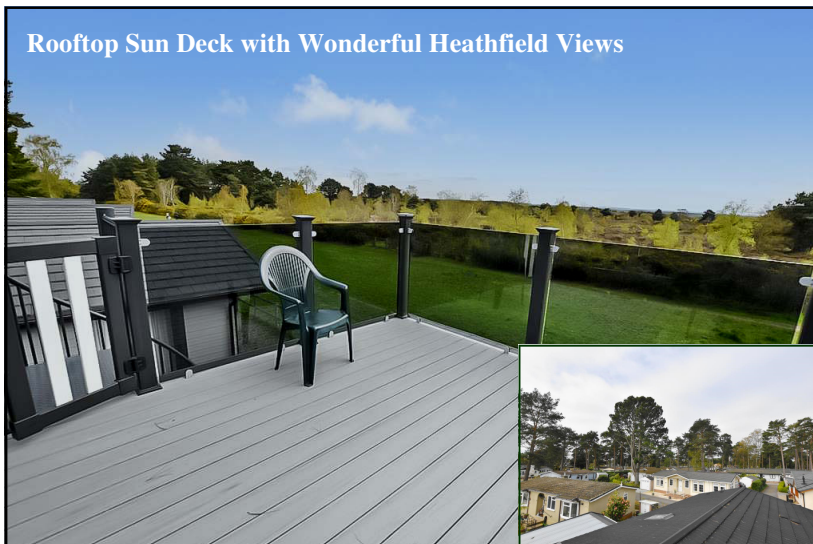
Bedroom 1



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**