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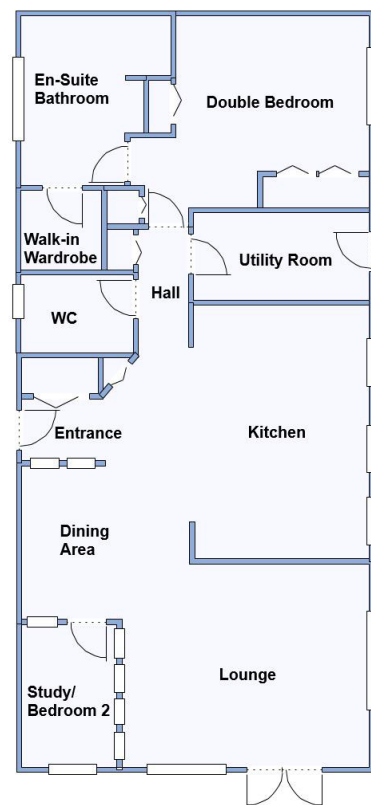
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**16 Worley Way, Lone Pine Park, Ferndown. BH22 8NL**

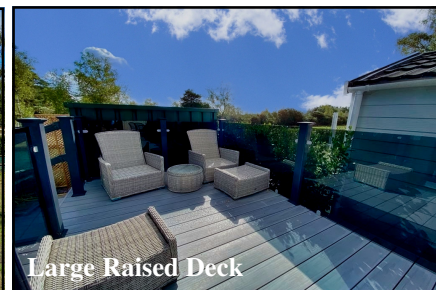


This drawing has been prepared for diagrammatic purpose only. Not to scale.

## Accommodation & approximate room dimensions:

- **Entrance:** Double cloaks cupboard
- **Kitchen/Diner:** approx 22' x 16' max. Range of floor and wall cupboards. Built-in double oven & microwave, induction hob & extractor hood over. Integrated dishwasher & space for American fridge/freezer. Granite worktops & matching breakfast bar with integrated wine chiller. Sky light windows.
- **Utility Room:** approx 10' x 5'5". Space for washing machine. Cupboard housing combination gas boiler. Airing cupboard. Door to rear garden.
- **Lounge:** approx 22' x 12'10" max. Feature fireplace. Double doors to large Deck. Heathland views.
- **Study/Bedroom 2:** approx 9' x 6'. Fitted desk unit.
- **Inner Hall:** Storage cupboard
- **Bedroom 1:** approx 12' x 10'3". Fitted wardrobes
- **Luxury En-Suite Bathroom:** Stunning bathroom with shower, slipper bath & vanity unit & WC. Walk-in wardrobe.
- **Luxury Cloakroom:** Vanity wash basin & WC
- **Gas Central Heating & PVCu Double-Glazing**
- **Vaulted Ceilings & LED Lighting**
- **Quality Fixtures & Fittings Throughout**
- **Large Sun Deck & Patio Garden**
- **Driveway & insulated GARAGE with electric door**
- **Age Restriction 55+ Pets Considered**

## High Quality Bespoke Home



**Price: £425,000**

**Pitch Fee: approx £243.94 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.W05115

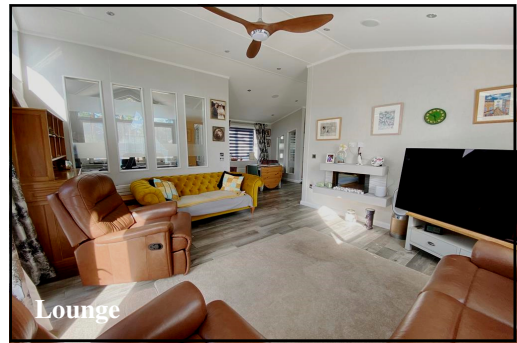
*The recommended specialist in Park Home sales*  
Partner: Simon Dixon







Large Lounge



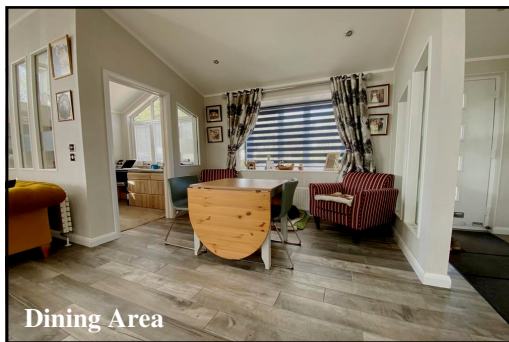
Lounge



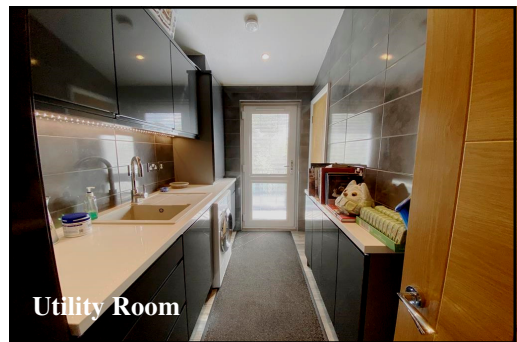
Superb Kitchen/Diner



Integrated Appliances



Dining Area



Utility Room



En-Suite Bathroom



Cloakroom



Backing onto Heathland

**Stately Albion 'Kensington' Park Home approx 48' x 22' Manufactured 2020 High Quality Fixtures & Fittings throughout Vaulted Ceilings with LED lighting & Sky Lights windows Large Deck with lovely outlook Plus Patio Garden 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**