



HEARNES

WHERE SERVICE COUNTS

Fairies Drive, Lone Pine Park
Lone Pine Drive, Ferndown, Dorset, BH22 8NF

PRICE
£317,500

“Park home in an exclusive woodland development”

A luxuriously appointed two double bedroom, two bathroom park home, set within the exclusive woodland development of Lone Pine Park.

- Stunning open plan **kitchen/lounge/dining room** with floor to ceiling windows flooding the space with lots of natural light
- **Kitchen area** stylishly designed to incorporate a range of fitted units, a mid-height double oven, four ring electric hob with overhead extractor, integrated fridge/freezer, dishwasher, wine fridge and a breakfast bar providing seating for two people
- **Lounge area** enjoying a fireplace with a log effect electric fire creating an attractive focal point
- **Utility room** with further base and wall units, worktops, integrated washing machine and tumble dryer and two storage cupboards
- **Bedroom one** with a dressing area
- **En-suite shower room** incorporating a corner shower cubicle, vanity unit with a built in wash hand basin, wc and a tiled floor
- **Bedroom two** with built in wardrobes
- Modern fitted **family bathroom** incorporating a P-shaped bath with an overhead shower, vanity unit with a built in wash hand basin, wc, fully tiled walls and flooring
- A small **low-maintenance outside space** incorporating a patio area and useful storage shed
- **Off-road parking** for two vehicles

Lone Pine Park is a woodland development set within 14.5 acres and is exclusively for residents aged 55 and over and approximately 100 yards from lovely walks at Parley Common.

Ferndown offers a range of restaurants, cafes, shops, leisure and recreational facilities and is approximately 1 mile away. The nearest bus stop is approximately 750 metres away.

Ground rent: £176.26 per calendar month

Ground rent is fixed by Government RPI

Gas, water, electric and sewerage are metered from the park.

COUNCIL TAX BAND: A

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

