



**PURBECK
PROPERTY**

CELEBRATING 40 YEARS
IN WAREHAM

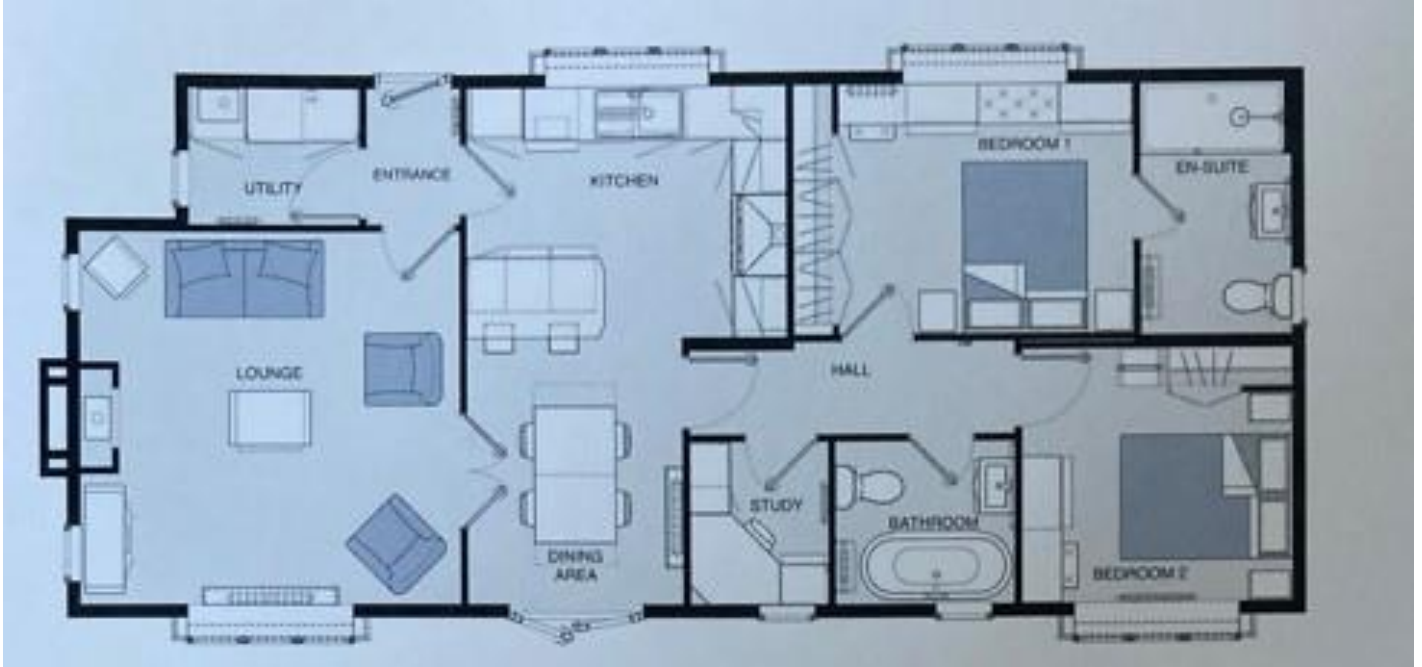
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED & SPACIOUS 2 BEDROOM, 2 BATHROOM,
2 RECEPTION ROOM PARK HOME CENTRALLY LOCATED IN THE
PICTURESQUE & PEACEFUL ORGANFORD MANOR COUNTRY PARK**



Jasmine Court, Organford Manor Country Park, BH16 6FJ

PRICE £240,000



Location:

Jasmine Court is set in the picturesque Organford Manor Country Park. Set in the grounds of an Old Manor House, this Lodge is ideal for those wanting a peaceful life. The park has a designated walking fields for pet owners & there is a bus stop outside the park. The towns of Wareham & Poole are a short driveaway with Wareham being a Saxon Walled town with its main focal point of being the Quay with boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday.

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The Property:

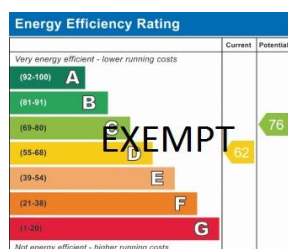
This Omar Elveden Cottage Park Home is presented in show home condition & has been well looked after by its current owners.

The home is accessed via a stable door into an entrance vestibule which has a radiator & access into the utility room has cupboards & work surfaces with the boiler housed in a cupboard. There is a washing machine & tumble dryer, continuation of the wood laminate flooring from the hall & a double glazed window to the side aspect.

The modern kitchen/diner enjoys a double aspect with double glazed window to the front aspect & double glazed patio doors in the dining area. The kitchen has a matching range of units at base & eye level with soft closing drawers & display shelving. There is an integral dishwasher, free standing fridge freezer & a free standing electric Range with an extractor hood above. A sink with side drainer is set into the work surface with splash back tiling with a matching breakfast bar. The light & airy room has a vaulted ceiling with spot lights & a continuation of the wood laminate flooring from the hall.

Double glass panelled doors give access to the living room which enjoys a double aspect with upvc double glazed windows to the back & side. The cottage style room has a vaulted ceiling with wood beams & a chimney breast with an inset electric log burner.

The master bedroom has a range of fitted furniture including wardrobes a dressing table & a window seat. There is also a double glazed window to the side aspect & a



radiator. Off the bedroom is an en suite with a wc, wash hand basin set into a vanity unit & a double shower cubicle with glass shower screen, a rainfall & hand held showers with splash back tiling surrounding, there is also an opaque double glazed window to the side aspect, shave point, mirror fronted medicine cabinet & a radiator with heated towel rail surround.

The second bedroom is a double sized room with a double glazed window to the side aspect. The room benefits from a range of fitted wardrobes & a radiator.

The home office has a double glazed window to the rear aspect. There is range if fitted office furniture & shelving.

The modern bathroom has a matching suite comprising of a wash hand basin set into a vanity unit, a wc & a bath. There is an opaque double glazed window, a radiator with heated towel rail surround, splash back tiling & an extractor fan.

Parking:

The property has parking on the plot on a patio driveway, with visitors parking available opposite the Park Home.

Garden:

The Park Home has a wrap around garden with seating areas, a shed & washing line area.

Agents Note:

Please note that the curtains, carpets, blinds & drapes are included in the sale.

Measurements:

Lounge	13'10" (4.22m) x 13'7" (4.14m)
Kitchen/Diner	18'10" (5.75m) x 11'4" (3.45m)
Utility Room	6'2" (1.89m) x 4'11" (1.52m)
Master Bedroom	11'11" (3.63m) x 9'1" (2.77m)
En Suite	9'2" (2.79m) x 5'3" (1.61m)
Bedroom 2	9'6" (2.90m) x 9'2" (2.80m)
Home Office	5'10" (1.80m) x 4'9" (1.44m)
Bathroom	6'6" (2m) x 5'10" (1.80m)



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Dorset, BH20 4LR

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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.