



## New Road

Bournemouth, BH10 7DE

OIEO £175,000

- Prestige 'Sonata' Park Home
- Residents Over 60's
- Built in 2023
- Open Planned Kitchen Living Area
- Two Bedrooms
- Modern Bathroom
- Private Garden
- Off Road Parking



## HOUSE & SON

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This nearly new Prestige 'Sonata' park home, built in 2023, offers a modern, energy-efficient lifestyle in a well-maintained residential park exclusively for those aged 60 and over. The property combines a stylish interior with practical features and a quiet setting close to local amenities.

The home boasts a spacious open-plan living area with a vaulted ceiling, a wall-mounted electric fire, and double doors leading out, creating a bright and inviting space for relaxing or entertaining. The kitchen area is well-equipped with modern units and integrated appliances, including a fridge/freezer, washing machine, built-in oven, hob, and

cooker hood, ensuring convenience and style.

There are two comfortable bedrooms, both with fitted wardrobes, offering ample storage. The main bedroom is generously proportioned, while the second bedroom is ideal for guests or as a study. The bathroom is modern and practical, featuring a panelled bath with an overhead shower and fitted screen, a wash basin, and a WC. Gas heating and UPVC double glazing provide year-round comfort.

Externally, the property benefits from a private, sunny garden with a patio and lawn, perfect for enjoying outdoor moments. Parking is available on the plot, complemented by a garage, with light and power, for added storage.

The location is ideal, with easy access to the River Stour

Nature Reserve, Redhill Park, and Parley Cross, offering plenty of opportunities for scenic walks, fishing dining and other activities. Bournemouth and Poole are within easy reach, as is Bournemouth Airport, providing a variety of shopping, dining, and leisure options.

This well-maintained park home offers a superb opportunity to enjoy a peaceful yet convenient lifestyle. Age restrictions apply (60+), and pets are not permitted.

Guide Price: £200,000

For further details or to arrange a viewing, please contact us today!



### ENTRANCE HALL

Cupboard housing LPG gas boiler.

### OPEN PLAN LIVING SPACE

18' 3" x 12' 11" (5.56m x 3.94m)

### LIVING AREA

UPVC double-glazed French doors to the side, UPVC double-glazed window to the front, wall-mounted electric feature fireplace, radiator and vaulted ceilings.

### KITCHEN AREA

A fitted kitchen with a range of base and wall-mounted units, providing ample storage, a UPVC double-glazed window, with an outlook over the private rear garden, to the side, roll-top worksurfaces, and integrated Bosch appliances comprising a fridge/freezer, oven, hob, chimney filter hood

and a washing machine. Finished with a vinyl floor area.

### BEDROOM ONE

11' 0" x 8' 10 plus fitted wardrobe" (3.35m x 2.69m)

Floor-to-ceiling mirrored wardrobes providing ample storage, radiator and a UPVC double-glazed window to the side.

### BEDROOM TWO

9' 0" x 5' 8" (2.74m x 1.73m)

Fitted wardrobe, radiator.

### BATHROOM

A white three-piece suite comprising a bath with side and end panels, glass shower screen to the side, chrome trims, stainless steel mixer tap and a T-bar shower over, pedestal wash hand basin with stainless steel taps over, low-level

WC, part aqua boarded walls, vinyl flooring, an extractor fan, radiator and an obscure UPVC double glazed window to the side.

### OUTSIDE FRONT

A lawned area abuts the front of the property, with a blocked paved driveway to the side, which leads to the steps to the front door and to the detached garage.

### DETACHED GARAGE

Up and over door, light, power and a UPVC double-glazed window to the side.

### GARDEN

Fence enclosed, mostly laid to lawn with a patio area.





**COUNCIL TAX BAND**

Tax band A

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

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