



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

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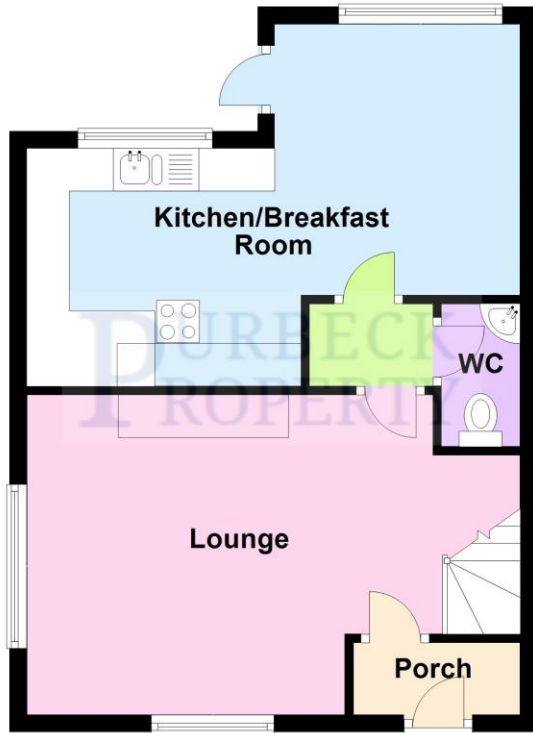
**A SPACIOUS SEMI DETACHED HOME SET IN THE PICTURESQUE
VILLAGE OF CORFE CASTLE WITH AN ENCLOSED
REAR GARDEN, GARAGE & PARKING.
VENDOR SUITED WITH A COMPLETE CHAIN**



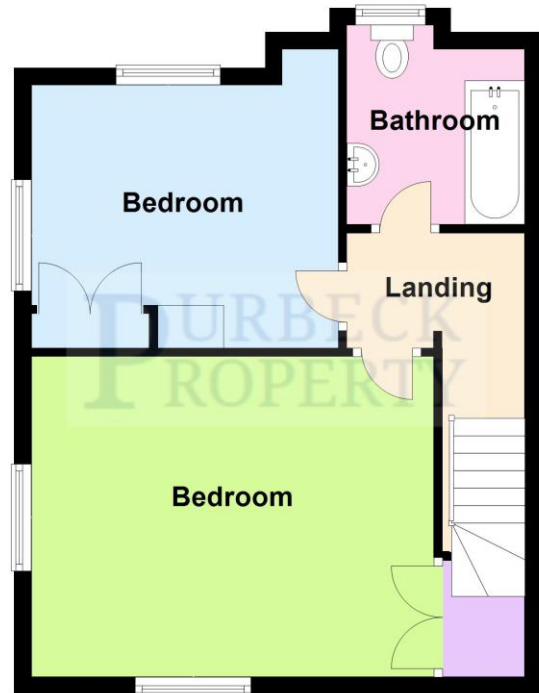
East Street, Corfe Castle, Wareham, Dorset, BH20 5EH

PRICE £440,000

Ground Floor



First Floor



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Plan produced using PlanUp.

Location:

This spacious home is set in the picturesque village of Corfe Castle with its historic castle ruins, steam train, shops & restaurants. Behind the property is a delightful walk across the common to Corfe Village with delightful countryside views along the way.

There is also access to fabulous walks on the Purbeck Hills & to the Jurassic Coast. The towns of Swanage & Wareham are not far away each with their individual charm. Swanage having the sandy beaches & Wareham having its Quay & main line train station to London Waterloo.

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The Property:

Set on the edge of this picturesque village this Purbeck Stone house is accessed via an opaque glazed front door into an entrance vestibule ideal for muddy boots, with a further opaque door giving access to the living room.

The spacious living room enjoys a dual aspect with upvc double glazed windows to the front & side. A feature of the room is a brick fireplace with a wood shelf above & an inset gas fire. The room also has stairs to the first floor accommodation & a radiator.

An inner lobby gives access to a storage cupboard & the downstairs cloakroom which has a wc & a corner wash hand basin with splashback tiling.

The kitchen/diner stretches across the rear of the property with the kitchen having a matching range of cupboards at base & eye level with soft closing drawers. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. A upvc double glazed window overlooks the rear garden. There is space & plumbing for a washing machine, space for an upright fridge/freezer & space for an upright gas cooker. The dining area has a upvc double glazed window overlooking the rear garden with a radiator beneath & a door giving access to a rear porch & to the rear garden.

The landing gives access to the two bedrooms & bathroom & also has a radiator.

The master bedroom is a spacious room enjoying a dual, aspect with upvc double glazed windows to the front & side. The room benefits from double integral wardrobes & there is also a radiator.

The second bedroom is a double sized room also enjoying a double aspect with upvc double glazed windows to the rear & side. The room benefits from double integral wardrobes, a radiator & access to the loft via a hatch.

The bathroom a suite comprising of a wc, wash hand basin & a bath with a shower attachment & a wall mounted electric shower with shower screen. The room is partially tiled & benefits from a heated towel rail, shaver point with light, a radiator, mirror fronted cupboard & an opaque upvc double glazed window.

Garage & Parking:

The property has a garage with an up & over door, power & light. In front of the garage is an off road parking space. At the rear of the garage is a door giving access to the garden.

Garden:

The front garden has a bed of mature shrubs with a patio slabbed path leading to the front door & round to the side of the property. The enclosed rear garden has a patio area abutting the property. The garden is laid to lawn with mature shrubs surrounding. There is a garden pond with the rear of the garden laid to hard standing ideal for a shed or greenhouse.

Measurements:

Lounge	15'10" (4.83m) x 13'9" (4.20m)
Dining Room	10'3" (3.13m) x 9'4" (2.84m)
Kitchen	10'7" (3.23m) x 8'1" (2.47m)
Cloakroom	5'6" (1.69m) x 2'10" (0.86m)
Bedroom 1	15'6" (4.74m) x 12'2" (3.72m)
Bedroom 2	11'10" (3.61m) x 9'9" (2.99m)
Bathroom	7'6" (2.30m) x 6'8" (2.03m)
Garage	16' (4.89m) x 8'2" (2.49m)

