



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW SET IN THIS POPULAR
RESIDENTIAL LOCATION JUST OUTSIDE OF WAREHAM TOWN CENTRE & WITHIN
WALKING DISTANCE OF THE MAIN LINE TRAIN STATION.
NO FORWARD CHAIN**



Northport Drive, Northport, Wareham, Dorset BH20 4DL

PRICE £345,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

This bungalow is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. Wareham itself is a Saxon walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its quay, with further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum.

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The Property:

This well presented bungalow is accessed via an opaque upvc double glazed front door with matching windows to the side into a spacious entrance vestibule. There is an integral door mat & a double door storage cupboard & a radiator.

Double opaque glass panelled doors give access to the spacious living room which has a large upvc double glazed window to the front aspect with a radiator beneath. The feature of the room is a Purbeck Stone fireplace with a gas fire.

Set through an arch off the living room is the kitchen which has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for an upright cooker, space & plumbing for a washing machine & dishwasher. A upvc double glazed window looks out to the side aspect with a matching opaque door to the side. There is tiled flooring & a radiator.

An inner hallway gives access to the remainder of the accommodation & also has access to the loft via a hatch.

The master bedroom has sliding upvc double glazed doors out to the rear garden & a radiator. The room benefits from two double integral wardrobes & a modern en suite, which comprises of a wc, a wall mounted wash hand basin & a shower cubicle with a concertina door & a wall mounted shower. The room is fully tiled, with tiled flooring, an

opaque upvc double glazed window to the side aspect & a heated towel rail.

The second & third bedrooms are double sized rooms with the second having a upvc double glazed window overlooking the rear garden with a radiator beneath & the third having a upvc double glazed window to the side aspect with a radiator beneath.

The family bathroom has a matching suite comprising of a wc, wash hand basin & a bath with a shower attachment. The fully tiled room also has tiled flooring, a heated towel rail, an extractor fan, opaque upvc double glazed window to the side aspect & a mirror fronted medicine cabinet.

Parking & Outside Store:

The bungalow has a driveway providing off road parking for a number of cars. There is a car port & outside tap. The garage has been converted to a store room.

Garden:

The rear garden is laid out with easy maintenance in mind with a patio area, decked area to enjoy the afternoon sun, a lawned area & raised flower beds. A gate gives access to the side aspect & driveway.

Measurements:

Living Room	15'10" (4.84m) x 13'5" (4.10m)
Kitchen	13'4" (4.07m) x 7'11" (2.41m)
Bedroom 1 (not including wardrobes)	9'11" (3.02m) x 9'5" (2.89m)
En Suite	7'2" (2.20m) x 2'10" (0.86m)
Bedroom 2	12' (3.67m) x 9'5" (2.87m)
Bedroom 3	10'6" (3.21m) x 8'1" (2.47m)
Bathroom	7'11" (2.42m) x 5'4" (1.62m)

