



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS WELL PROPORTIONED 2 DOUBLE BEDROOM
SEMI DETACHED HOME SET AT THE END OF A CUL DE SAC
WITH AN ENCLOSED GARDEN & OFF ROAD PARKING.
VIEWING RECOMMENDED.**



Sydenham, Crescent, Wool, Wareham BH20 6ES

PRICE £277,500



Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

Wareham 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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

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The Property:

Set at the end of a cul de sac this spacious home is accessed via an opaque upvc double glazed front door with matching window to the side leading into an entrance hallway, where there is tiled flooring throughout, stairs to first floor accommodation with understairs storage beneath & a radiator.

The lounge is set at the rear of the property with upvc sliding doors out to the rear garden, there is radiator, with a feature of the room is a fireplace with marble effect base and hearth with room for an inset fire.

The kitchen has a continuation of the tiled flooring from the hallway. There is a matching range of cupboards at base & eye level with drawers & an integral wine rack. A four ring gas hob is set into the work surface with an extractor above and oven below. A sink with side drainer is set into the work surface with mosaic splashback tiling surrounding. There is space and plumbing for a washing machine, space for a fridge/freezer & room for breakfast table and chairs. Two upvc double glazed windows look out to the front aspect, plus there is also a radiator and a cupboard housing the boiler with storage below.

The downstairs cloakroom has a continuation of the tiled flooring from the hallway. There is a corner wash hand basin with splashback tiling and a wc.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch.

The master bedroom is set at the front of the property with a upvc double window with a radiator beneath.

The second bedroom is set at the rear of the property and is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The family bathroom comprises of a matching suite with a bath with shower attachment, wc & a wash hand basin with splashback tiling. There is an opaque upvc double glazed window to the side aspect, a radiator, an extractor fan & a shaver point with light.

Parking:

The property has off road parking on a gravelled driveway.

Garden:

The enclosed rear garden has a decked area abutting the property, a large patio area with the remainder laid to lawn with a shed at the rear of the garden.

The front garden is laid to gravel with easy maintenance in mind. There is a grassed area with a border. Abutting the property is a useful covered area leading to a useful jack and jill style shed which has a light and electrical sockets.

Measurements:

Lounge	15'11" (4.85m) x 10'11" (3.33m)
Kitchen/Diner	12'9" (3.90m) x 9'5" (2.87m)
Cloakroom	6'7" (2.02m) x 2'10" (0.88m)
Bedroom 1	12'9" (3.90m) x 9'7" (2.92m)
Bedroom 2	11'8" (3.56m) x 10'10" (3.32m)
Bathroom	8'8" (2.66m) x 5' (1.54m)

