



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED & SPACIOUS FAMILY HOME JUST
OUTSIDE OF WAREHAM TOWN CENTRE WITHIN WALKING
DISTANCE OF LOCAL SHOPS.**



Gore Hill, Sandford, Wareham, Dorset BH20 7AL

PRICE £375,000



Location:

Set in between Wareham Town Centre & Sandford this family home is a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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 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.

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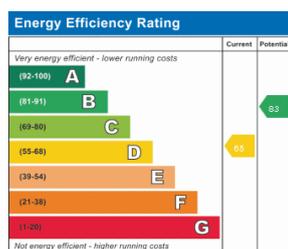
The Property:

This well presented family home offers spacious accommodation throughout, it is accessed via a upvc double glazed front door with a matching window to the side into an entrance porch which has stairs to the first floor accommodation, a radiator & wood laminate flooring.

The spacious living room has a continuation of the wood laminate flooring. There is upvc double glazed window to the front aspect, two radiators, glass panelled doors to the dining room & a useful under the stair's storage cupboard. Off the lounge is a utility area ideal for a fridge/freezer & the downstairs cloakroom which has a wc & a wash hand basin. The fully tiled room has an opaque upvc double glazed window to the side aspect & a radiator.

The dining room looks out to the rear garden with upvc double glazed sliding patio doors. The room has wood laminate flooring & a radiator.

The modern fitted kitchen has a matching range of cupboards at base & eye level with soft closing drawers, corner cupboards & spice racks. A four ring ceramic hob is set into the work surface with double oven below & an extractor above with further integral appliances including a dishwasher, washing machine, fridge & freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. A upvc double glazed door with a matching window gives access to the boot room with an additional matching window to the side aspect. The boot room/rear porch is upvc double glazed with a polycarbonate roof.



Upstairs the landing has access to the loft via a hatch & a useful cupboards with shelving.

The first bedroom has a upvc double glazed window to the front aspect with a radiator beneath. There is an integral cupboard with a hanging rail & shelving. The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath & an integral cupboard with hanging & storage space. The third bedroom could be a double room if desired & has a upvc double glazed window to the rear aspect with a radiator beneath & an integral cupboard.

The modern shower room comprises of a wc, wash hand basin & a double shower cubicle with hand held & rainfall showers. The fully tiled room has an opaque upvc double glazed window to the rear aspect, a heated towel, extractor fan & a night sensor light.

Garage & Parking:

The property has an integral garage with an up & over door, power & light with parking in front for a number of vehicles on a gravel driveway.

Garden:

The south westerly rear garden is enclosed by fencing with a patio area abutting the property. The is a grassed area with paths & raised borders with mature shrubs surrounding. A gate gives access to the side of the property & there is also exterior lighting, tap & electrical point.

Measurements:

Lounge	21' 0" x 12' 11" (6.40m x 3.93m)
Dining Room	12' 0" x 10' 5" (3.65m x 3.17m)
Kitchen	16' 7" x 7' 4" (5.05m x 2.23m)
Utility Room	8' 6" x 4' 8" (2.59m x 1.42m)
Cloakroom	4' 11" x 3' 1" (1.50m x 0.94m)
Bedroom 1	12' 2" x 9' 11" (3.71m x 3.02m)
Bedroom 2	12' 3" x 7' 5" (3.73m x 2.26m)
Bedroom 3	9' 9" x 8' 6" (2.97m x 2.59m)
Bathroom	8' 5" x 7' 3" (2.56m x 2.21m)

