



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE 3 BEDROOM TOWN HOUSE SET IN
WAREHAM TOWN CENTRE WITHIN A SHORT WALK OF ALL AMENITIES,
WITH PRIVATE OFF ROAD PARKING FOR ONE VEHICLE.
NO FORWARD CHAIN.**

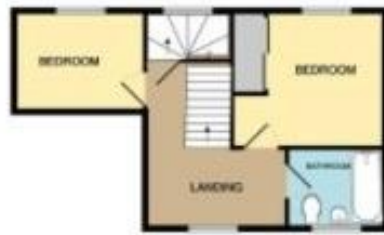


Cow Lane, Wareham, Dorset BH20 4RD

PRICE £387,000



GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2019

Location:

The property is set in the heart of the Saxon Walled Town of Wareham, within a short walk of local cafes, shops, bars & the independent cinema. The main focal point of the town also within walking distance, is its Quay with boat trips to Poole Harbour. Further benefits include Wareham Forest, sports centre, popular schools, St Martins Church and the museum. Just outside of the town is the train station with a regular service on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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The Property:

This immaculate 1045 sq ft well proportioned home was built to a high standard in 2018 in a select development of just 4 houses with the remainder of the builders 10 year guarantee for peace of mind.

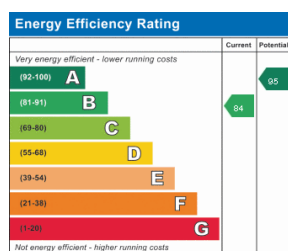
The property is accessed via a double glazed composite door leading through into spacious entrance hallway. Karndean flooring flows throughout. There is an integral doormat, stairs to the first floor accommodation, under stairs storage utility & cupboard with space and plumbing for a washing machine.

The modern kitchen has a matching range of cupboards at base and eye level with soft closing drawers. A four ring gas hob is set into granite effect work surfaces with an extractor and light above and fitted oven below. Further integral appliances include a dishwasher, fridge and freezer. A one and a quarter bowl sink with side drainer is set into the granite effect work surface with splashback tiling surrounding. The room also benefits from a radiator, double glazed window to the front aspect and under lighters.

The living room enjoys a double aspect with a double glazed sash window to the front with radiator beneath and double glazed patio doors out to the rear garden with an additional radiator to the side.

The modern downstairs cloakroom has a wc & a wash hand basin with splashback tiling. There is an opaque double glazed sash window to the rear aspect & a radiator.

Stairs lead up to the first floor to a spacious 'light & airy' galleried landing which has a double glazed sash window to the rear aspect with a radiator beneath. There is a cupboard housing the boiler with storage space below.



The second bedroom is a double sized room with a double glazed sash window to the front aspect with a radiator beneath. This room benefits from a generous sized sliding door fitted wardrobe with hanging rail and storage space.

The third bedroom has a double glazed sash window to the front aspect with a radiator beneath & is a generous sized single room.

The modern family bathroom comprises of a wc, wash hand basin & a bath with a shower attachment with splashback tiling surrounding. There is also a heated towel rail, opaque double glazed window to the rear aspect and an extractor fan.

Stairs lead up to the master suite where there is a dressing area with a radiator and a storage cupboard with slatted shelving. The room opens out to the bedroom which has a double glazed window looking out to the rear aspect with views of the Purbeck hills and the rooftops of the town. The room benefits from a spacious range of wardrobes and cupboards with hanging rail and storage space.

The modern en suite comprises of a wc, wash hand basin & a corner double door shower cubicle with a wall mounted shower & splashback tiling surrounding. There is a double glazed Velux window, a heated towel rail and an extractor fan.

Parking:

The property is conveyed with a private off road allocated parking space for one vehicle which is set behind the property.

Courtyard Garden 17'5" (5.30m) x 12' (3.66m):

The enclosed walled courtyard garden has a patio area abutting the property, with a gate leading out to the car parking. It has a shed, outside tap and outside lighting.

Measurements:

Lounge	16'1" (4.90m) x 10'11" (3.33m)
Kitchen	9'5" (2.89m) x 7'4" (2.24m)
Cloakroom	6'4" (1.93m) x 3'6" (1.06m)
Master Bedroom Incl Dressing Area	18" (5.48m) max x 13'5" (4.11m) max
En Suite	9'6" (2.91m) x 5'8" (1.74m)
Bedroom 2	10'11" (3.35m) x 10' (3.05m)
Bedroom 3	9'6" (2.90m) x 7'4" (2.24m)
Bathroom	7'1" (2.17m) x 5'9" (1.76m)

