



**PURBECK  
PROPERTY**

**ONLY 1% COMMISSION  
INCL VAT**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A MODERN & VERY WELL PRESENTED 3 BEDROOM HOME  
SET ON THE OUTSKIRTS OF WOOL WITH A CONSERVATORY,  
GARAGE & PARKING.  
VENDOR SUITED WITH A COMPLETE CHAIN**





# Dorchester Road, Wool, Wareham, Dorset BH20 6EL

## PRICE £330,000



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Plan produced using PlanUp.

### Location:

This modern home 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 on the outskirts of Wool is this very well presented 3 bedroom home that has a spacious conservatory.

Accessed at the front through an opaque upvc double glazed door in the hallway which has stairs to the first floor accommodation, a radiator & a cloakroom. The cloakroom has a wc & a wash hand basin set into a vanity unit with splash back tiling. There is an opaque upvc double glazed window to the front aspect, a radiator & an extractor fan.

The modern kitchen has a matching range of cupboards at base & eye level with drawers. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. The work surface incorporates a breakfast bar. A four ring gas hob is set into the work surface with an oven below & extractor above. There is space for an upright fridge/freezer & space & plumbing for a washing machine. A upvc double glazed window looks out to the conservatory & there is also a useful under stairs storage cupboard.

The lounge has a upvc double glazed window to the front aspect

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch & a useful over the stair's cupboard housing the hot water tank with slatted shelving.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. There is an alcove

for wardrobes & a modern en suite comprising of a wc, wash hand basin set into a vanity unit with splash back tiling & a shower cubicle with a concertina door, tiling & a wall mounted shower. There is also an extractor fan & a heated towel.

The second bedroom is a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath. The room has a fitted wardrobe & a useful alcove ideal for book shelving or a wardrobe.

The third bedroom has a upvc double glazed window to the rear aspect with a radiator beneath.

The modern bathroom comprises of a wc, wash hand basin set into a vanity unit with splash back tiling surrounding & a bath with a wall mounted electric shower also with splash back tiling. An opaque upvc double glazed window looks out to the front aspect, plus there is also a heated towel rail & an extractor fan.

### Garage & Parking:

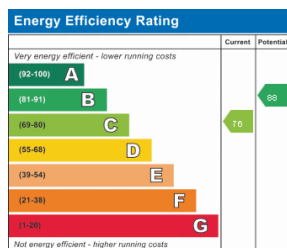
The property is conveyed with a garage with an up & over door & power points. There is parking for two vehicles in front.

### Garden:

The enclosed rear garden is set out with easy maintenance in mind with a patio area & mature shrubs. A gate gives access to the parking area.

### Measurements:

Lounge	16'1" (4.09m) x 9'3" (2.83m)
Conservatory	12' (3.68m) x 10'8" (3.26m)
Dining Room	9'3" (2.84m) x 7'6" (2.29m)
Kitchen	12'6" (3.74m) max x 8'5" (2.58m)
Cloakroom	6'7" (1.86m) x 2'11" (0.89m)
Master Bedroom	14'7" (4.46m) x 9'7" (2.94m)
En Suite	6'4" (1.94m) x 4'9" (1.45m)
Bedroom 2	11'6" (3.51m) max x 9'7" (2.93m)
Bedroom 3	9'6" (2.90m) x 6'5" (1.96m)
Bathroom	7'1" (2.18m) x 6'3" (1.91m)



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.