



**PURBECK
PROPERTY**

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IN WAREHAM**

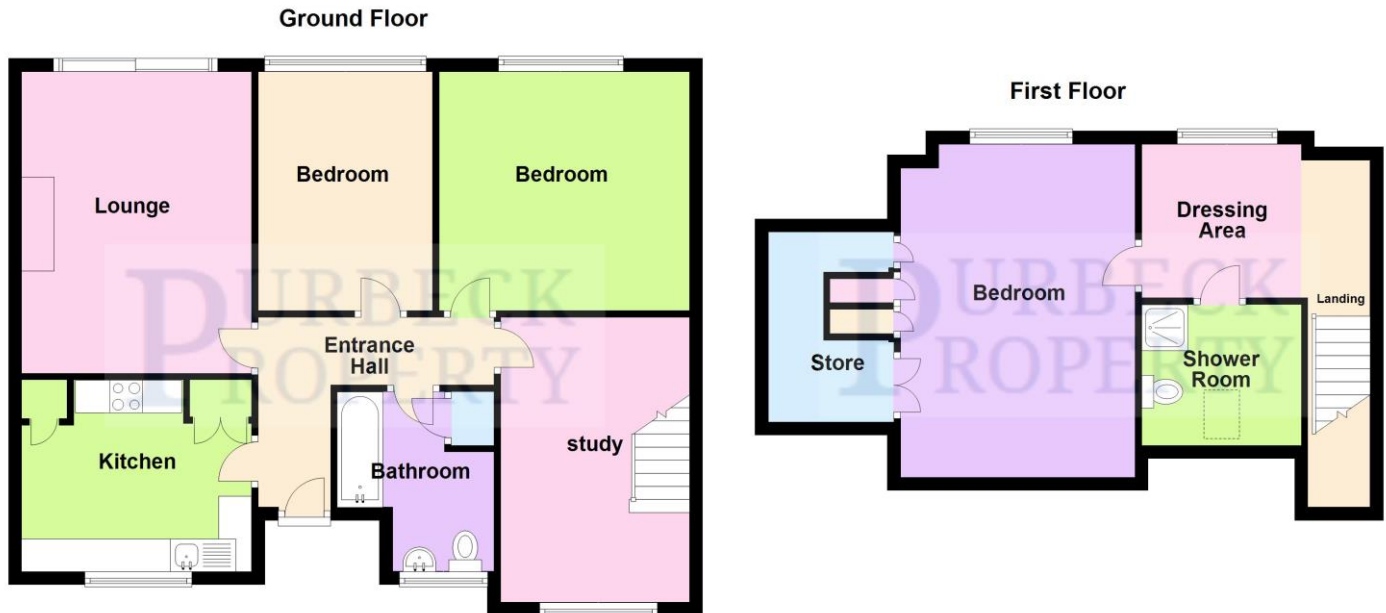
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A DECEPTIVE & SPACIOUS 3 DOUBLE BEDROOM CHALET BUNGALOW
WITH A LONG GARDEN SET CLOSE TO LOCAL SHOPS
& WAREHAM FOREST.
OFFERED WITH NO FORWARD CHAIN.**



Carey Road, Carey, Wareham, Dorset BH20 4AY

PRICE £450,000



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Plan produced using PlanUp.

Location:

The bungalow is set in the popular residential location of Carey. Within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5 minute drive away with the main focal point of the town being its Quay with boat trips to Poole Harbour. Further benefits include an independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

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The Property:

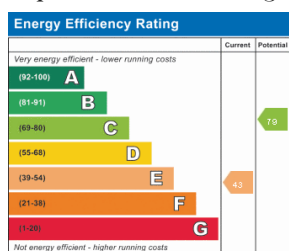
This versatile chalet bungalow is accessed via an opaque upvc double glazed front door leading through into an entrance hallway which has a radiator and access to all of the accommodation.

The lounge has upvc double glazed sliding doors out to the rear garden. A feature of the room is a fireplace with tiled base and hearth with open fireplace.

The kitchen is at the front of the property with a upvc double glazed window and a matching opaque door out to the side aspect. There is a matching range of cupboards at base and eye level with a four ring gas hob set into the work surface with a double oven below and chimney style extractor above. A one and a quarter bowl sink is set into the work surface with splashback tiling surrounding. There is space and plumbing for a washing machine, space for an under the counter fridge. The room has tiled flooring, a larder cupboard housing an additional under the counter appliance with shelving above. There is also a cupboard housing the boiler with shelving below.

Bedrooms 2 & 3 are located downstairs & are both double rooms with upvc double glazed windows overlooking the rear garden with radiators beneath. The second bedroom benefits from a range of wardrobes with hanging rails and storage space.

The bathroom comprises of a bath with a shower attachment, a wash hand basin & a wc. The fully tiled room has two opaque upvc double glazed windows to the front aspect, a radiator, extractor fan and an integral storage cupboard with shelving.



The study has a upvc double glazed window to the front aspect with a radiator beneath, stairs lead up to a landing/dressing area with a upvc double glazed window overlooking the rear garden.

The upstairs bedroom has a upvc double glazed window overlooking the rear aspect, it's a generous sized room with access to under the eaves storage and benefitting from mirror fronted spacious storage cupboards with shelving and further under eaves storage space that could be converted into further floor space subject to the relevant planning permissions.

The upstairs bathroom comprises of a wc, a wash hand basin set into a vanity with storage below & a shower cubicle with a wall mounted electric shower with splashback tiling surrounding. There is also an extractor fan, double glazed opaque Velux window & mirror fronted storage cupboards with shelving.

Garage & Parking:

A slabbed driveway providing off road parking leads up to the garage which has an up & over door with a door at the rear giving access to the garden.

Garden:

The long enclosed southerly rear garden is predominately laid to lawn with a high degree of privacy and has a number of mature shrubs down each border and a central flower area.

The front garden is predominately laid to lawn with mature shrubs and a path leading to the front door.

Measurements:

Lounge	14'10" (4.54m) x 11'4" (3.47m)
Kitchen	11'4" (3.47m) x 9'4" (2.85m)
Bedroom 1	16'3" (4.96m) x 11'4" (3.47m)
Shower Room	7' (2.14m) x 6'10" (2.10m)
Dressing Area	10'3" (3.13m) x 7'5" (2.28m)
Bedroom 2	12'5" (3.78m) x 11'11" (3.63m)
Bedroom 3	11'7" (3.55m) x 8'6" (2.60m)
Bathroom	8'9" (2.68m) max x 7'7" (2.32m)
Study	13'11" (4.26m) x 9'3" (2.81m)

