



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929
556660

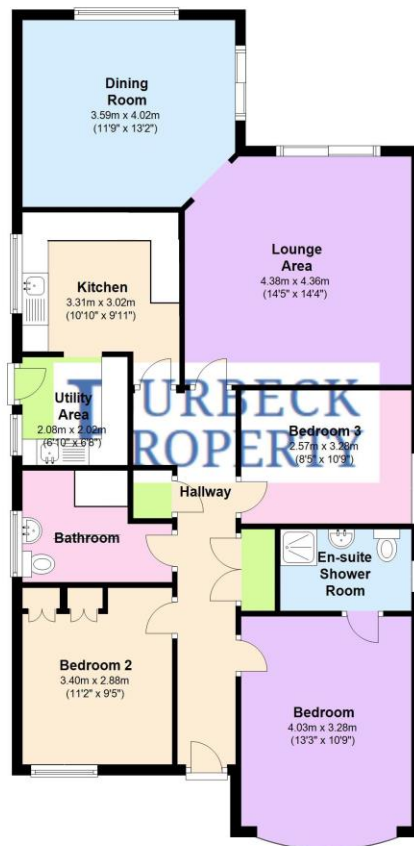
**A DECEPTIVELY SPACIOUS & MODERN 3 BEDROOM, 2 RECEPTION BUNGALOW
WITH AN ENCLOSED GARDEN, GARAGE & 2 BATHROOMS, TUCKED AWAY
OVERLOOKING THE CAUSEWAY.**



Causeway Close, Wareham, Dorset BH20 4BE

PRICE £500,000

Ground Floor



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Plan produced using PlanUp.

Location:

The property is set just outside of the Saxon Walled Town of Wareham. 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. The bungalow is within walking distance of the main line train station on the Weymouth to London Waterloo Line. There is also a market every Saturday.

Measurements:

Lounge	14'3" (4.35m) x 14' (4.28m)
Dining Room	13'2" (4.02m) x 11'9" (3.59m)
Kitchen	9'8" (2.95m) x 8'2" (2.51m)
Utility Room	6'9" (2.07m) x 6'6" (1.99m)
Bedroom 1	13' (3.98m) x 10'8" (3.25m)
En Suite	8' (2.45m) x 4'9" (1.46m)
Bedroom 2	11'2" (3.40m) x 9'5" (2.87m)
Bedroom 3	10'9" (3.28m) x 8'1" (2.47m)
Bathroom	9'4" (2.86m) max x 6'11" (2.12m) max

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The Property:

This deceptively spacious bungalow is set just outside of the town centre in a peaceful cul de sac with views of the fields.

The bungalow is accessed via a upvc opaque double glazed front door into the hallway which has a double door storage cupboard with shelving & a hanging rail, an airing cupboard housing the hot water tank with slatted shelving above, two radiators & access to the loft via a hatch.

The spacious lounge has upvc sliding doors out to the garden with a fireplace with marble effect base & hearth with wood frame surround & a gas point. An arch gives access to the dining room which enjoys a double aspect view of the rear garden with upvc double window & sliding door.

The modern kitchen has a matching range of cupboards at base & eye level with drawers. A five ring induction hob is set into the work surface with an extractor & light above. There is an integral oven. A sink with side drainer is set into the work surface with splash back tiling surrounding. Additionally, there is a chrome heated towel rail, a upvc double glazed window to the side aspect & a square arch giving access to the utility room.

The utility room has a continuation from the kitchen of matching units & drawers with an integral combination microwave, fridge & freezer. There is space & plumbing for a washing machine, a sink set into the work surface with splash back tiling. A upvc double glazed window with matching opaque door to the side giving access to the side aspect.

The master bedroom has a upvc double glazed bay window to the front aspect with views of the Causeway & a radiator beneath. There is a fitted mirror fronted wardrobe with hanging & shelving. Off the bedroom is the en suite which has a double corner shower cubicle with double doors & a wall mounted shower, a wash hand basin set into a vanity unit & a wc. The room has floor to ceiling tiling with an opaque upvc double glazed window to the side aspect.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with views of the Causeway with a radiator beneath, there is a double sliding door wardrobe with hanging rails & storage space.

The third bedroom is also a double sized room currently being used as a home office with a upvc double glazed window to the side aspect with a radiator beneath.

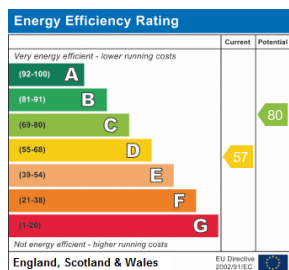
The modern family bathroom has a double corner shower cubicle with double doors, an over the head rainfall & hand held shower, a wc & a wash hand basin set into a vanity unit with cupboards & storage space. There is easy to keep clean Perspex walls, a radiator & an opaque upvc double glazed window to the side aspect.

Garage & Parking:

The bungalow has a pitched roof garage with an electric door, power & light with a upvc double glazed door giving access to the garden. A brick paved driveway leading up to the garage provides off road parking.

Garden:

The front garden is laid out for easy maintenance with a shingle area & a path leading to the front door. The private rear garden is laid to lawn with a patio area abutting the bungalow. There is a seating area with a pergola, decorative borders & a double door shed.



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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.