



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE & EXTENDED 3 BEDROOM HOME
SET IN THE PICTUREQUE COASTAL VILLAGE OF WEST LULWORTH.
VENDOR SUITED WITH A COMPLETE CHAIN.
INTERNAL VIEWING HIGHLY RECOMMENDED**



Moreys Close, West Lulworth, Wareham BH20 5SH

PRICE £360,000



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

The property is located in the picturesque coastal village of West Lulworth, just a short walk to the famous Lulworth Cove, Durdle Door and The Jurassic Coast. The towns of Wareham & Wool are a short drive away with their shops, amenities and main line railway to London.

Wareham is a Saxon Walled town with its 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. There is also a market every Saturday.

Measurements:

Lounge	17'1" x 12'7" (5.20m x 3.83m)
Dining Room	15'4" x 8'9" (4.67m x 2.66m)
Kitchen	12'6" x 8'6" (3.81m x 2.59m)
Wet Room	6'1" x 5'6" (1.85m x 1.68m)
Bedroom 1	12'4" x 10'6" (3.76m x 3.20m)
Bedroom 2	10'2" x 9'3" (3.10m x 2.82m)
Bedroom 3	9'4" x 6'11" (2.84m x 2.11m)
Bathroom	6'1" x 6'0" (1.85m x 1.83m)

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The Property:

This immaculate home is entered through a upvc double glazed front door into the porch which has matching windows to the side, it is tiled and is ideal for throwing off muddy boots & hanging coats.

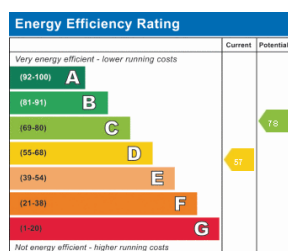
A further door gives access into the main hallway where there is wood laminate flooring flowing throughout. Stairs lead to the first floor accommodation with useful storage space below, a radiator & a storage cupboard.

The lounge is a generous sized room with a southerly aspect towards the Purbeck Hill. It has two upvc double glazed windows to the front aspect and a radiator.

The modern kitchen has a matching range of units at base and eye level, there is a four ring electric hob set into the work surface with an integral electric oven below & splash back behind and an extractor above. Additional benefits include built in under counter wine cooler and a sink with side drainer set into the work surface. A upvc double glazed window looks out to the rear aspect & there is also a radiator.

There is a continuation of the flooring from the kitchen into the dining/utility area. There is space for an American style fridge freezer and space and plumbing for a washing machine and for a tumble dryer.

Off the dining room is a modern downstairs wet room which comprises of a cubicle shower, a wash hand basin and a wc. It is fully tiled and has a heated towel rail and an extractor fan.



Stairs lead up to the first floor landing where there is a hatch for loft access. There is also a radiator and a storage cupboard.

Bedroom one is a generous sized double room and has 2 upvc double glazed windows to the front aspect of the property. Additionally, there is a radiator and an integral wardrobe with hanging rails.

Bedroom two is a double sized room and has 2 upvc double glazed windows overlooking the rear aspect of the property with a radiator beneath. There is room for free standing wardrobes.

Bedroom 3 is a single sized room & could be used as a home office if desired, it has a upvc double glazed window overlooking the rear aspect and there is a radiator.

The bathroom has a modern suite comprising of a Victorian style bath, a wash hand basin and a wc. An opaque upvc double glazed window looks out to the front aspect of the property. The fully tiled room has a heated towel rail and an extractor fan.

Garden:

The rear garden has a patio area abutting the rear of the property, stairs lead up to a patio area which currently holds a hot tub and seating area. Further up the garden there is a decking area ideal for socialising, making use of the sunny aspect. Towards the end of the garden is space for a shed and there is a pathway leading to a gate for rear access.

Parking:

The property is conveyed with an allocated parking space.

Agents Note:

Please note that this property has a Section 157 restrictive covenant, please call the Wareham Office for further details.

