

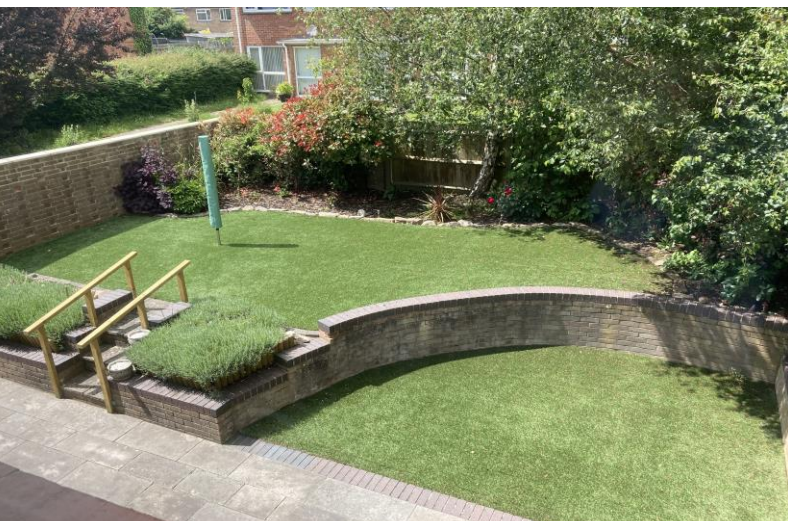


**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

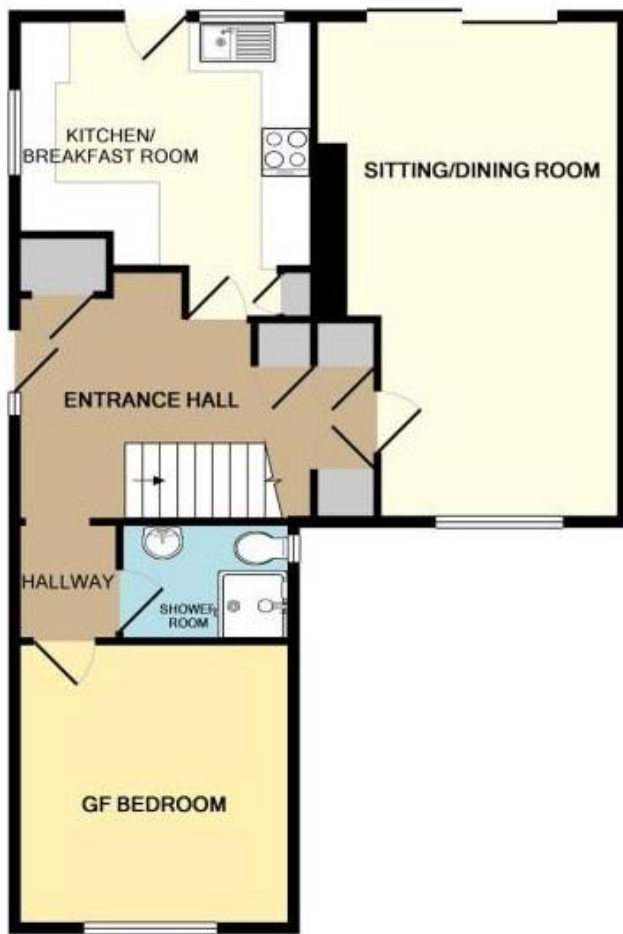
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN EXTENDED & SPACIOUS 4 BEDROOM FAMILY HOME SET ON A
CORNER PLOT WITH AN ENCLOSED
REAR GARDEN & OFF ROAD PARKING.
NO FORWARD CHAIN**



Trent Drive, Northmoor, Wareham, Dorset BH20 4DF

PRICE £365,000



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Location:

This family home is situated in a quiet cul de sac in Northmoor Park just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. Wareham itself 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a market every Saturday.

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The Property:

This spacious family home is accessed via a composite front door a matching window to the side through into the hallway which has wood laminate flooring throughout, stairs to the first floor accommodation, a radiator & 4 useful cupboards. Two cupboards having shelving, one is used as a cloak's cupboard & the last houses the hot water tank.

The wood laminate flooring flows through into the living room which enjoys a double aspect with a upvc double glazed window to the front with a radiator beneath & matching patio doors out to the rear garden. There is a fireplace with marble effect Purbeck stone base & hearth.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. Integral appliances include a dishwasher with space & plumbing for a washing machine, a tumble dryer & an upright fridge/freezer. There is an electric cooker with splashback behind & an extractor hood above. The floor is tiled & the room enjoys a double aspect with upvc double glazed window to the side aspect & a window to the rear with a matching door giving access to the garden.

The downstairs bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from fitted cupboards.

The downstairs shower room comprises of a wc, a wash hand basin with splash back tiling & a shower cubicle with an electric wall mounted shower & splash back tiling. There

is also an opaque upvc double glazed window, tiled flooring, an extractor fan & a radiator

Upstairs there is a upvc double glazed window to the front aspect, a radiator & access to the loft via a hatch.

The master bedroom has a upvc double glazed window looking out to the rear garden, a radiator & a useful alcove ideal for a wardrobe. The second bedroom is a double sized room with a upvc double glazed window to the front aspect & a radiator. The third bedroom is currently used as a home office with a upvc double glazed window to the rear garden & a radiator. The room benefits from fitted sliding door wardrobes.

The modern shower room comprises of a wc, wash hand basin & a corner shower cubicle with a wall mounted shower with splash back surrounding. There is wood laminate flooring, a heated towel rail & an opaque upvc double glazed window.

Parking:

A brick paved driveway provides off road parking for a number of vehicles.

Garden:

The rear garden is laid out with easy maintenance in mind with an extended patio area abutting the property with an electric sun awning. A raised garden is laid to asto-turf & is enclosed by a wall & fencing with mature shrubs & trees. A gate gives access to the front aspect.

Measurements:

Living Room	20'5" (6.22m) x 12'5" (3.79m) max
Kitchen	12'3" (3.74m) max x 12' (3.67m)
Bedroom	11'6" (3.52m) x 11'3" (3.43m)
Shower Room	6'9" (2.06m) x 4'9" (1.47m)
Bedroom 1	12'6" (3.82m) x max 11' (3.37m)
Bedroom 2	11' (3.37m) x 8'10" (2.70m)
Bedroom 3	8'4" (2.54m) x 7'8" (2.34m)
Bathroom	6'10" (2.09m) x 6'4" (1.94m)

