



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

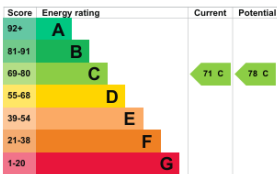
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**A SPACIOUS & WELL PRESENTED 4-5 BEDROOM FAMILY HOME
SET IN THE SOUGHT AFTER SANDFORD WOODS AREA OF WAREHAM.
VENDOR SUITED WITH A COMPLETE CHAIN**



Rodgett Crescent, Sandford Woods, Wareham BH20 7AR

PRICE £650,000



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church, Lady St Mary's Church, library and the museum.

Measurements:

Lounge	17'11" (5.47m) x 11'10" (3.62m)
Family/Dining Room	22'5" (6.85m) x 11'10" (3.62m)
Kitchen	14'3" (4.34m) x 7'9" (2.37m)
Utility Room	7'8" (2.37m) x 5'8" (1.73m)
Home Office	11'10" (3.61m) x 10'11" (3.32m)
Shower Room	6'10" (2.09m) x 4' (1.24m)
Bedroom 1	15'10" (4.84m) x 11'10" (3.62m)
Bedroom 2	11'10" (3.60m) x 10'11" (3.32m)
Bedroom 3	14'5" (4.41m) x 8'1" (2.46m)
Bedroom 4	10'11" (3.35m) x 8'1" (2.46m)
Cloakroom	6'7" (2.02m) x 3' (0.91m)
Bathroom	8'1" (2.46m) x 6'6" (1.98m)
Garage	9'9" (2.98m) x 8'5" (2.56m)

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The Property:

This spacious & well presented family home is accessed via an opaque double glazed front door into the hallway which has a vertical radiator, stairs to the first floor accommodation with storage beneath.

The extended dining/family room is a spacious room with upvc double glazed windows looking out to the rear garden, with matching patio doors & service doors out to the garden. There is wood laminate flooring, two radiators & double arches through into the kitchen.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers & corner carousel units. There is five ring gas range with double oven & grill with an extractor hood over & splash back tiling surrounding. A one & a quarter bowl sink is set into the work surface with side drainer. A upvc double glazed window looks out to the rear garden. There is space & plumbing for a dishwasher, an integral fridge & tiled flooring. Off the kitchen is the utility room which has a upvc double glazed opaque window to the side aspect. There is space & plumbing for a washing machine & for an additional under the counter appliance, as well as an upright fridge/freezer. There is a continuation of the tiled flooring from the kitchen & access to the garage.

The double aspect living room has strip wood flooring flowing throughout, a upvc double glazed bay window to the front aspect & matching patio doors out to the garden. There are two radiators with the feature of the room a wood burning stove set on a tiled base.

The modern downstairs shower room comprises of a wc, a wash hand basin set on a vanity unit & a corner shower cubicle with a wall mounted shower. The fully tiled room has two upvc double opaque windows, a radiator & an extractor fan.

The home office is set at the front of the property & could be used as a fifth double bedroom if desired. It has a upvc

double window to the front aspect with a radiator beneath & strip wood flooring.

Upstairs the landing has a double aspect with upvc double glazed window to front & rear, a radiator, access to the loft via hatch & a double door airing cupboard housing the hot water tank with slatted shelving. There is also a useful storage cupboard with inset spotlights & shelving.

The master bedroom enjoys a double aspect with upvc double glazed windows to front & rear plus there is a radiator. Each of the 3 other bedrooms are of a double size with bedrooms two & four looking out to the front aspect with a upvc double glazed window with a radiators beneath & bedroom three out to the rear garden with a upvc double glazed window with a radiator beneath.

The home has a modern bathroom & a separate cloakroom with the cloakroom having a wc & a washing basin set into a vanity unit, a radiator & an opaque upvc double glazed window. The matching bathroom has a wc, a wash hand basin set into a vanity unit & a bath with shower screen & a wall mounted shower. The room is fully tiled has an opaque upvc double glazed window, mirror, extractor fan & a heated towel rail.

Garage & Parking:

The garage has been half converted into the utility room, there are double doors, electrical points & light. There is parking for a number of vehicles on a gravel driveway.

Garden:

The enclosed rear garden is laid to lawn with mature trees giving it a high degree of privacy. There is a spacious patio area abutting the property with an ornamental pond. There is a gardeners shed, a summer house & access to either side of the property. The front is set for off road parking with border with mature shrubs.

Solar Panels:

The property benefits from solar panels which feeds into the grid under the government feed in tariff.

