



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

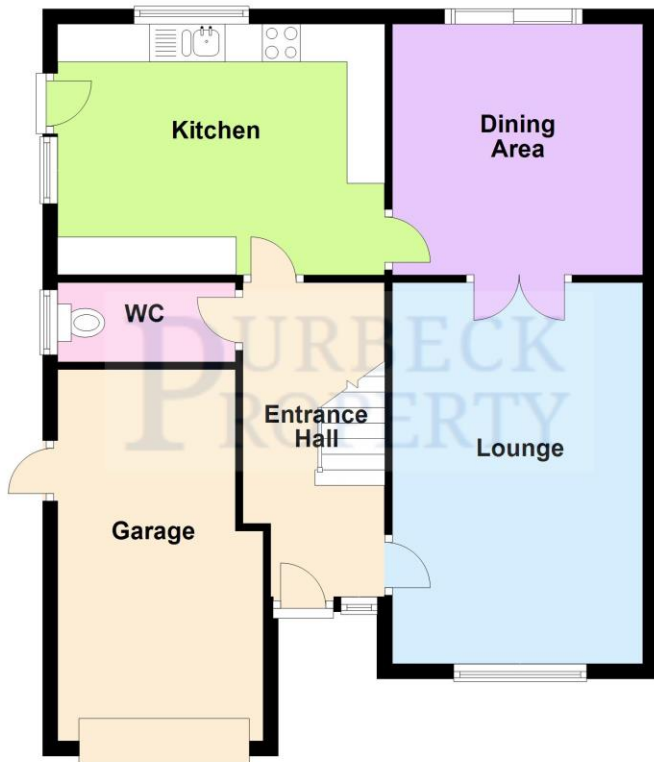
**A WELL PRESENTED 4 BEDROOM FAMILY HOME TUCKED
AWAY IN A CUL DE SAC WITH THE BENEFIT OF
FRONT & REAR GARDENS PLUS A NATURE GARDEN.
VIEWING HIGHLY RECOMMENDED**



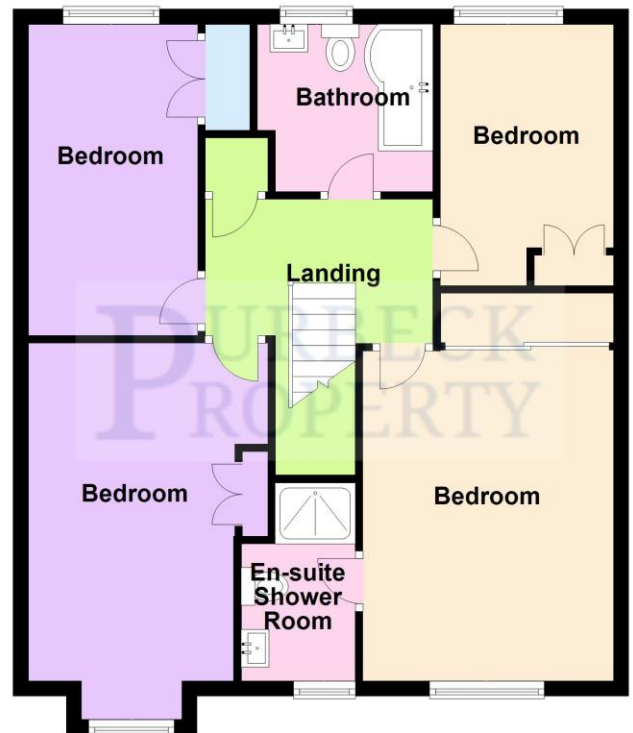
Shaw Drive, Sandford, Wareham, BH20 7BT

PRICE £510,000

Ground Floor



First Floor



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:

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	16'5" (5.01m) x 10'11" (3.33m)
Dining Room	10'11" (3.34m) x 10'10" (3.31m)
Kitchen	14' (4.28m) x 10'7" (3.24m)
Cloakroom	7'7" (2.31m) x 3'1" (0.95m)
Bedroom 1	14'4" (4.37m) x 11'1" (3.39m)
En Suite	8'6" (2.60m) x 4'8" (1.44m)
Bedroom 2	15'11" (4.87m) x 10'8" (3.26m)
Bedroom 3	13'4" (4.07m) x 7'9" (2.38m)
Bedroom 4	11'1" (3.40m) x 7'6" (2.28m)
Bathroom	7'6" (2.29m) x 7'1" (2.17m)
Garage	15'11" (4.86m) x 8'1" (2.48m)

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The Property:

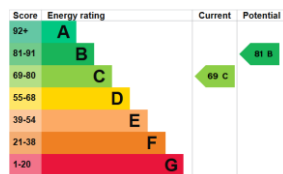
This well presented family home is accessed via a covered porch with a double glazed door through into the entrance hallway with a double glazed window to the side. The wood laminate flooring flows throughout. Stairs up to the first floor accommodation with an understairs storage cupboard & a radiator.

The modern kitchen comprises of a matching range of cupboards at base and eye level with soft closing drawers. A four ring gas hob is set into the work surface with a pullout extractor and light above. Fitted appliances include a double oven, a dishwasher, space and plumbing for a washing machine & space for an upright fridge/freezer. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The floor is tiled & there is a radiator. There is double glazed window overlooking the rear garden with a matching window and door to the side.

The dining room has double glazed sliding patio doors out to the rear garden, laminate flooring, a radiator & double glass panelled doors through into the lounge.

The lounge has a double glazed window overlooking the front aspect with a radiator beneath. The feature of the room is a fireplace with a tiled base and hearth, wood framed surround and an inset gas fire.

The downstairs cloakroom comprises of a wc & a wash hand basin set on to a vanity unit with splashback tiling. There is a tiled shelf, opaque double glazed window to the side aspect, wood laminate flooring & radiator.



Stairs lead to the first floor landing where there is access to the loft via a hatch and an airing cupboard housing the hot water tank with slatted shelving above.

The master bedroom is set at the front of the property with a double glazed window with a radiator beneath. A feature of the room are integral sliding door wardrobes with hanging rail and storage space. The room also has an en suite comprising of a wc, a wash hand basin set into a vanity unit with storage & drawers below & a shower cubicle with wall mounted shower. There is floor to ceiling tiling, an opaque double glazed window to the front aspect, a heated towel rail and wall mounted shaver point with light.

The further three bedrooms are of a double size with fitted wardrobes. Bedroom 2 has a double glazed window with a radiator beneath set at the front of the property. The third & fourth bedrooms look out to the rear garden with double glazed windows with radiators beneath.

The family bathroom comprises of a wc, a wash hand basin & a bath with a wall mounted shower & splashback tiling surrounding. There is an opaque double glazed window to the rear aspect, an extractor fan & a heated towel rail.

Garden:

The rear garden is enclosed by fencing with a patio area abutting the property with the remainder laid to lawn with mature shrubs surrounding, a garden pond & a tool shed. A shingle area wraps around to the side of the property. There is a greenhouse, access to the garage & an outside tap. The extended front garden is laid to lawn with a number of mature shrubs and a shed, the property has an additional wooded garden ideal for nature and wildlife.

Garage & Parking:

At the front is a tarmac driveway providing parking for 4 vehicles & the potential for a motorhome/boat; leading up to the garage which has an up and over door, power and light.

