



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
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**A 3 BEDROOM BUNGALOW SET IN THIS WONDERFUL LOCATION OFFERING PRIVACY
& GROUNDS OF CIRCA AN ACRE IN THE COUNTRYSIDE SETTING OF CREECH
BOTTOM, JUST OUTSIDE OF WAREHAM TOWN CENTRE.
VIEWING HIGHLY RECOMMENDED**



Creech Bottom, Wareham, Dorset BH20 5DQ

PRICE £899,950

Ground 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:

Creech Bottom is a Hamlet set 2 miles south of Wareham Town Centre. The hamlet comprises of 9 properties with this bungalow being the most southerly. Wareham is a picturesque market town set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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 & the museum. There is also a market every Saturday.

Measurements:

Lounge	22'10" (6.98m) x 12'6" (3.83m)
Kitchen	16'8" (5.09m) x 12' (3.66m)
	'L' shaped room taken at max measurements
Conservatory	15'2" (4.63m) x 12'5" (3.80m)
Bedroom 1	12'8" (3.88m) x 10'5" (3.17m)
En Suite	6'2" (1.88m) x 5'9" (1.76m)
Bedroom 2	11'11" (3.65m) x 10'10" (3.32m)
Bedroom 3	12'8" (3.88m) x 9'8" (2.94m)
Bathroom	9'1" (2.78m) x 6'6" (1.99m)

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The Property:

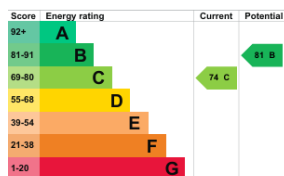
This delightful bungalow is accessed via a upvc double glazed front porch which makes an ideal boot room, there is tiled flooring & an electric heater.

A further double glazed door gives access to the main hallway which has a radiator & an airing cupboard housing the hot water tank with slatted shelving.

The spacious living room enjoys a triple aspect with delightful views of the rear garden. There are double glazed windows & matching patio doors. A feature of the room is a brick built fireplace with a wood shelf above & a log burner.

Off the living room is a upvc double glazed conservatory with double doors out to the side garden. The room has a radiator.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. There is a built in 4 ring electric cooker with splash back tiling surrounding & a chimney style extractor above. There is an integral dishwasher & space for an upright fridge/freezer. A stainless steel sink with side drainer is set into the work surface with splash back tiling surrounding. A upvc double glazed window looks out to the side garden. Tiled flooring flows throughout the kitchen into the utility area which has a upvc double glazed door out to the garden with a matching window to the side. There is space & plumbing for a washing machine & for a tumble dryer with work surfaces over & splash back tiling. There is a cupboard, wall mounted boiler & a radiator.



The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from a range of 'Hammond' wardrobes with hanging rails & storage space. Off the room is an en suite which comprises of a corner shower cubicle with a wall mounted shower, a wc & a wash basin. The fully tiled room also has an opaque upvc double glazed window to the side aspect, an extractor fan & a heated towel rail.

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

The family bathroom comprises of a double shower cubicle with a wall mounted shower, a wc & a wash hand basin. The floor is tiled & there is also a heated towel rail, an opaque upvc double glazed window & an extractor fan.

Parking:

The driveway is laid to gravel & provides a sweeping driveway up to a car port with a log store to the side.

Garden:

The well-manicured garden is set out in three areas. The main garden has a spacious patio area abutting the property with the remainder laid to lawn with borders & shrubs. There is a vegetable patch & enclosed fruit cage, with a greenhouse & vegetable shed next door. A summerhouse with power & light looks out on to the garden with a shed next to it. The side garden has ponds with a summerhouse with decked area in front looking out on to the garden. There is a lawned area & a number of mature trees & shrubs. There are two external cabins which are insulated & double glazed.

The mature front garden is a nature garden with mature trees & shrubs, with deer being its main habitants.

Solar Panels:

There are 14 solar panels which electricity usage with excess being sold back to the grid.

