



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

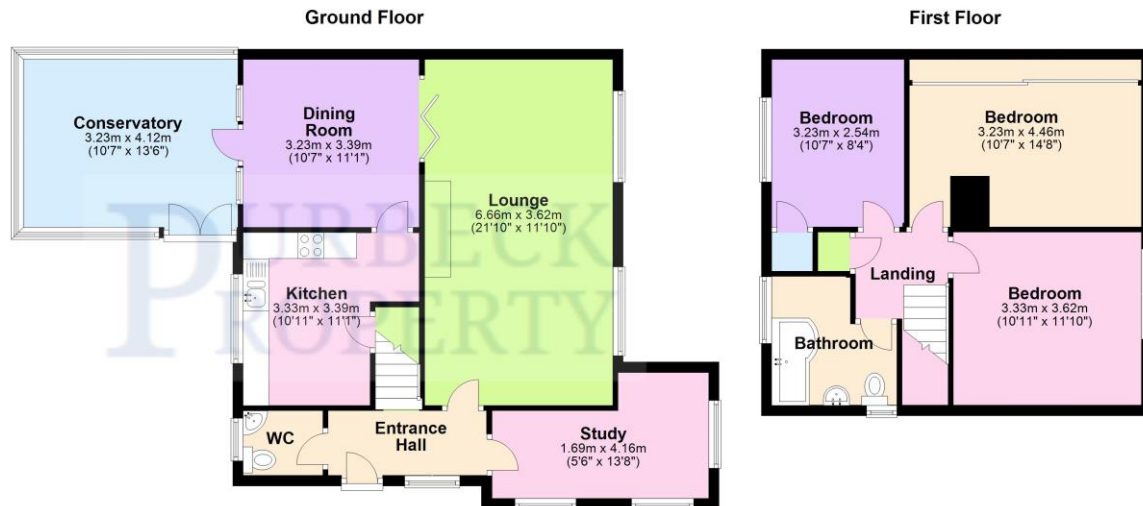
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN EXTENDED 3-4 BEDROOM FAMILY HOME WITH
3 RECEPTION ROOMS & A SUPERB REAR GARDEN
SET IN THIS POPULAR RESIDENTIAL LOCATION.
NO FORWARD CHAIN**



Northmoor Way, Northmoor, Wareham BH20 4ET

PRICE £437,000



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Location:

This extended family home is set in Northmoor Park overlooking horses' fields, golf course & Wareham Forest. The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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 popular market every Saturday on the Quay.

Measurements:

Lounge	21'8" (6.61m) x 11'6" (3.50m)
Dining Room	10'11" (3.34m) x 10'7" (3.23m)
Kitchen	11'1" (3.39m) x 10'11" (3.34m)
Conservatory	13'11" (4.25m) x 10'11" (3.35m)
Study/DS Bedroom	13'6" (4.11m) x 7'9" (2.36m) max
Cloakroom	4'7" (1.41m) x 3'11" (1.21m)
Bedroom 1	14'8" (4.49m) x 10'6" (3.20m)
Bedroom 2	11'5" (3.50m) x 10'7" (3.24m)
Bedroom 3	10'7" (3.23m) x 7'9" (2.37m)
Bathroom	8' (2.45m) max x 7'10" (2.41m)
Garage	18'7" (5.67m) x 8'11" (2.72m)



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The Property:

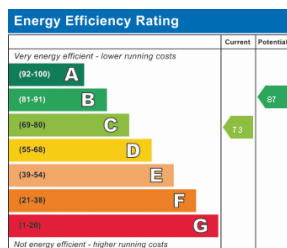
This spacious family home is accessed via a upvc double glazed front door with a matching window to the side into the entrance hall which has stairs to the first floor accommodation.

The lounge is set at the south side, front of the property with two upvc double glazed windows overlooking the front garden. There are two radiators with the feature of the room being a fireplace with an inset gas fire with tiled base & hearth & wood shelf above. Glass panelled double doors with matching windows to the side give access to the dining room which in turn has upvc double glazed patio doors with side windows out to the conservatory.

The conservatory is upvc double glazed with a polycarbonate roof. Patio doors gives access to the rear garden. The floor is tiled & there are wall mounted lights.

The study could be used as a downstairs bedroom if desired. It has a double aspect with upvc double glazed windows to the front & to the side. There is a separate loft accessed via a hatch & a wall mounted boiler.

The kitchen has a range of cupboards at base & eye level with drawers. A sink with double side drainer is set into the work surface with splash back tiling surrounding. There is space & plumbing for a washing machine & space for a gas cooker. A upvc double glazed window overlooks the rear garden. There is wood laminate flooring & a useful under the stair's storage cupboard.



The downstairs cloakroom has a wc & a corner wash hand basin with splash back tiling. There is an opaque upvc double glazed window to the rear aspect, a radiator & wood laminate flooring.

The landing has an airing cupboard housing the hot water cylinder with shelving above & access to the loft via a hatch & sliding ladder.

The master bedroom is at the front of the property with a upvc triple glazed window with a radiator beneath. The room benefits from a range of fitted wardrobes with sliding doors, hanging rails & shelving. The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The third bedroom could be used as a double room if desired & has a upvc double glazed window overlooking the rear garden with a radiator beneath. There is also a useful integral wardrobe.

The family bathroom has a dual aspect with upvc opaque double glazed windows to the rear & side aspects. A suite comprises of a wash hand basin, wc & a deep bath with a separate wall mounted shower. There is also a radiator & a mirror fronted medicine cabinet.

Garage & Parking:

The property has a long double width driveway providing off road parking for a number of vehicles leading to a garage with an up & over door, power & light.

Garden:

The front garden is laid to lawn with patio slab & mature shrubs surrounding.

The extensive rear garden has a patio area abutting the property with a path leading to the end of the garden with lawns to either side. There are three sheds, two with power & light, plus a greenhouse. The garden extends beyond the bushes. There is an outside tap & exterior lights.

Agents Note:

Please note that the property has a 'Hive' heating control which can be used from your mobile phone.

