



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 5 FAMILY BEDROOM HOME WITH A LONG GARDEN
SET IN NORTHMOOR PARK WITH PLANNING PERMISSION
GRANTED TO CONVERT INTO TWO DWELLINGS.
NO FORWARD CHAIN**



Tarrant Drive, Northmoor, Wareham BH20 4EP

PRICE £429,950



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Plan produced using PlanUp.

Location:

This spacious family home is set in Northmoor Park just a short walk to the park itself. The train station is also 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	23'10" (7.28m) x 10'10" (3.32m)
Dining Room	23'10" (7.28m) x 12' (3.65m)
Kitchen	9'4" (2.85m) x 8'8" (2.64m)
Conservatory	12' (3.65m) x 10'11" (3.34m)
Cloakroom	5'5" (1.65m) x 2'6" (0.77m)
Bedroom 1	11'10" (3.62) x 10'10" (3.31m)
En Suite	7'10" (2.39m) x 3'8" (1.12m)
Bedroom 2	13'7" (4.14m) x 9'3" (2.82m)
Bedroom 3	10'10" (3.32m) x 9'10" (3.01m)
Bedroom 4	10'10" (3.31m) x 7'7" (2.31m)
Bedroom 5	8'10" (2.69m) x 7'9" (2.36m)
Bathroom	7' (2.50m) x 5'5" (1.66m)

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The Property:

This spacious home is accessed via a wooden front door with a double glazed window into the entrance hallway which has wood flooring with an integral doormat, a radiator, stairs to the first floor landing with an under stairs storage cupboard.

The double aspect lounge has a upvc double glazed window to the front aspect & matching patio doors out to the conservatory. There is a vertical radiator with a feature of the room being a brick built fireplace with tiled base & an inset log burner. Off the lounge is the conservatory which is upvc double glazed with a polycarbonate roof, wood laminate flooring & a radiator.

The spacious dining room enjoys a double aspect with a upvc double glazed window to the front with a radiator beneath & matching patio doors to the rear garden. There is a continuation of the flooring from the hallway. An arch gives access to the kitchen which has a range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with an extractor hood above & a double integral oven to the side. There is space for an upright fridge/freezer & plumbing for a washing machine & dishwasher. A one & a quarter bowl sink is set into the work surface with splash back tiling surrounding. A upvc double glazed window looks out to the rear garden.

The cloakroom has a continuation of the wood flooring, a wc & a wash hand basin with splash back tiling. There is a upvc double glazed window to the front aspect.

Stairs lead up to the first floor landing where there is access to the loft via a hatch & an airing cupboard with slatted shelving.

The master bedroom has upvc double glazed window to the front aspect with a radiator beneath & an en suite comprising of a wc, wash hand basin set into a vanity unit with storage below & splash back tiling & a shower cubicle with a wall mounted shower & splash back tiling. The room also has a heated towel rail & extractor fan.

Bedroom 2, 3 & 4 are all of double size with upvc double glazed windows & radiators. With two of the bedrooms looking out to the rear garden & the other to the front. The fifth bedroom is currently used as a home office with a upvc double glazed window to the rear aspect with a radiator beneath.

The bathroom has a suite comprising of a wc, a wash hand basin set into vanity with storage below & a bath with a wall mounted shower attachment. The room is fully tiled, has tiled flooring, a heated towel rail & an opaque upvc double glazed window to the front aspect.

Garage & Parking:

The property is conveyed with a garage with an up & over door with parking in front.

Garden:

The front garden is enclosed by fencing & is laid to lawn with a path leading up to the front door. The enclosed rear garden has a decked area abutting the property with the remainder laid to lawn with a fruit tree & gate giving access to a path leading to the garage.

