



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

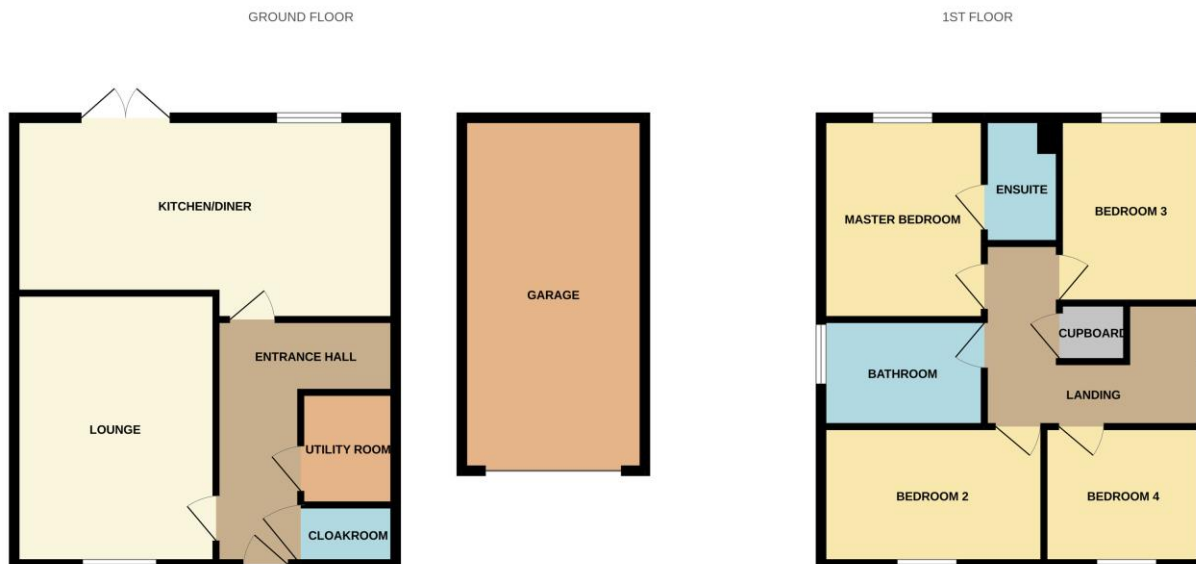
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A VERY WELL PRESENTED MODERN 4 BEDROOM DETACHED  
FAMILY HOME SET ON THE OUTSKIRTS OF WAREHAM TOWN  
CENTRE BENEFITTING FROM A PITCHED ROOF GARAGE, DRIVEWAY  
& AN ENCLOSED REAR GARDEN.**



# Westerman Way, Wareham, Dorset BH20 4FL

## GUIDE PRICE £460,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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:

This modern family home is set on the outskirts of the picturesque market town of Wareham 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.

### Measurements:

Lounge	15'2" (4.62m) x 11'3" (3.43m)
Kitchen/Diner	21'4" (6.50m) x 10'2" (3.09m)
max	
Utility Room	6'3" (1.91m) x 5'3" (1.60m)
Cloakroom	5'3" (1.60m) x 3'3" (1m)
Master Bedroom	10'6" (3.22m) x 9'1" (2.77m)
En Suite	7' (2.14m) x 4'6" (1.39m)
Bedroom 2	12'5" (3.79m) x 6'9" (2.08m)
Bedroom 3	10'4" (3.15m) x 8'1" (2.47m)
Bedroom 4	8'8" (2.65m) x 6'8" (2.04m)
Bathroom	9'1" (2.77m) x 6'3" (1.91m)
Garage	19'7" (5.98m) x 10'3" (3.13m)

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### **The Property:**

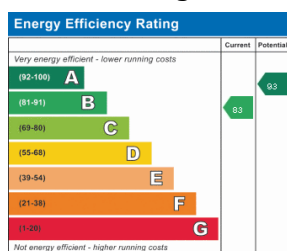
Set in this modern development this family home is accessed via an opaque double glazed front door into the main hallway which has Kardean flooring & a radiator.

The lounge is set at the front of the property with a double glazed window with a radiator beneath. Wood laminate flooring flows through the spacious room.

The modern kitchen/diner overlooks the rear garden with the kitchen having a matching range of units at base & eye level with soft closing drawers. A four ring ceramic hob is set on to the work surface with a stainless steel splash back & matching extractor above. To the side is a double oven/grill. Further integral appliances include a fridge/freezer & a dishwasher. A one & a quarter bowl sink is set into the work surface with splash back surrounding. The work surface incorporates a breakfast bar with cupboards & display shelving. The dining area has double glazed patio doors out to the rear garden.

The downstairs cloakroom has a continuation of the flooring from the hallway. There is a wc & a wash hand basin with splashback tiling plus an opaque double glazed window to the front aspect. The utility room is next door with cupboards & shelving. There is space & plumbing for a washing machine & tumble dryer.

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



The master bedroom has a double glazed window overlooking the rear garden with a radiator beneath. Off the room is the en suite which has a double shower cubicle with a wall mounted shower & splash back tiling. There is a wc & a wash hand basin plus a heated towel rail & an extractor fan.

The second bedroom is a double sized room with a double glazed window overlooking the front aspect with a radiator beneath.

The third bedroom is currently used as a dressing room but could be used as a double bedroom if desired & has a double glazed window overlooking the rear garden with a radiator beneath.

The last bedroom is currently used as a home office with a double glazed window to the front aspect with a radiator beneath.

The modern family bathroom benefits from both a shower & a bath. The bath having a shower attachment & splash back tiling. The shower has double doors & splash back tiling. There is a wc, a wash hand basin, an opaque double glazed window to the side aspect plus a heated towel rail, shaver point, spot lights & an extractor fan.

### **Garage & Parking:**

The property has a pitched roof garage with an electric door, power & light. A door gives access to the rear garden. A driveway in front provides off road parking

### **Garden:**

The rear garden is laid out with easy maintenance in mind. It is enclosed with a patio area abutting the property with raised beds & gravel. There is an area to the side of the property ideal for storage or a hot tub. There are outside power points, lights & a summerhouse.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.