



**PURBECK
PROPERTY**

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IN WAREHAM

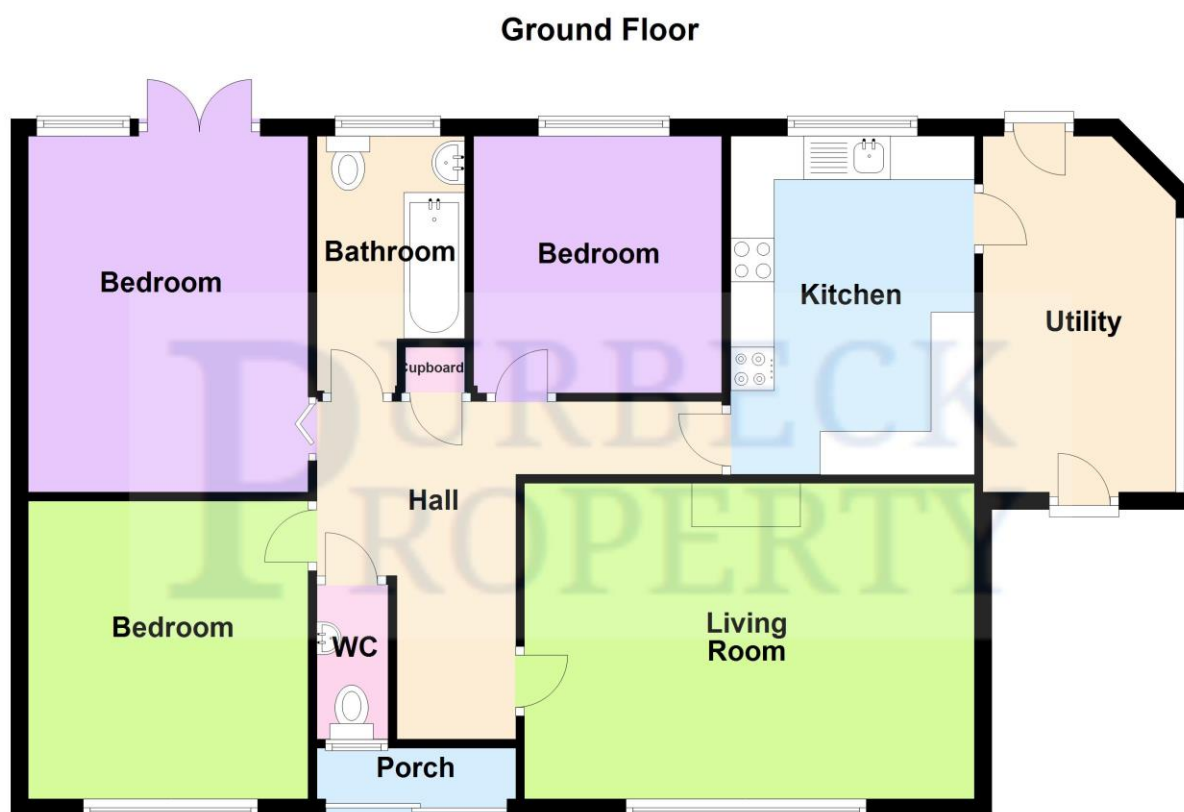
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**A 3 DOUBLE BEDROOM BUNGALOW SET ON A GENEROUS SIZED PLOT
IN THIS POPULAR LOCATION WITH OFF ROAD PARKING
FOR A NUMBER OF VEHICLES & A GARAGE.**



NORTHMOOR WAY, WAREHAM, BH20 4EG

PRICE £415,000



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Plan produced using PlanUp.

Location:

This delightful bungalow is set in Northmoor Park close to the 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.

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The Property:

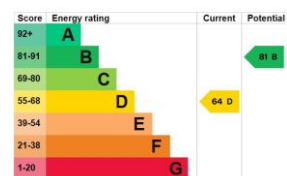
This spacious bungalow is accessed via a sliding door into the entrance porch which has tiled flooring & a further door into the main entrance hallway with laminate flooring, access to the loft via a hatch, an airing cupboard with shelving & a radiator.

The living room enjoys a double aspect with windows to the front & to the side, a radiator & a fireplace with space for inset electric fire.

The kitchen has a matching range of cupboards at base and eye level with soft closing drawers. A sink with side drainer is set into the work surface with splashback tiling surrounding. A four ring gas hob is set into the work surface with a pullout extractor hood above & double oven/grill to the side. There is space & plumbing for a washing machine, tumble drier, dishwasher & additional under the counter appliances. The work surface also incorporates a breakfast bar, there is also a radiator & a upvc double glazed window out to the rear garden.

Off the kitchen is the home office which could be used as a workshop if required. It has 'Jack and Jill' doors leading to the front & rear gardens. It overlooks the vegetable garden.

The master bedroom is a generous sized double room with upvc double glazed patio doors with a matching window to the side out to the rear garden & a radiator to the side. Bedroom 2 & 3 are double sized rooms with upvc double glazed windows with radiators beneath.



The bathroom comprises of a wash hand basin, a wc & a bath with a shower attachment. There is floor to ceiling tiling, an opaque upvc double glazed window to the rear aspect, a heated towel rail, extractor fan & a mirror fronted cabinet.

The separate cloakroom has a wc & a wash hand basin with splashback tiling with an opaque window to front aspect.

Garage & Parking:

The garage has an up & over door with power & light.

Garden:

The front garden is laid to gravel providing parking for a number of vehicles running up to the side which is ideal for a caravan/motorhome. The other side has a lawned area with mature shrubs surrounding.

The rear garden has a large decked area abutting the property, a lawned area with a number of mature shrubs surrounding & a sunk fish pond. There is a covered pagoda providing seating/BBQ area. A gate gives access to the rear of the garage where there is a shed & access to the garage. The garden wraps round the side where there is a vegetable garden enclosed by fencing. There are outside power points & tap.

Measurements:

Lounge	17'6" (5.34m) x 12' (3.66m)
Kitchen	13'11" (4.24m) x 9'7" (2.93m)
Study	14'2" (4.33m) x 7'8" (2.34m)
Bedroom 1	14' (4.26m) x 10'11" (3.34m)
Bedroom 2	12' (3.66m) x 10'11" (3.33m)
Bedroom 3	10'6" (3.20m) x 9'3" (2.84m)
Bathroom	10'5" (3.19m) x 5'10" (1.78m)
Cloakroom	5'6" (1.68m) x 2'11" (0.89m)

