

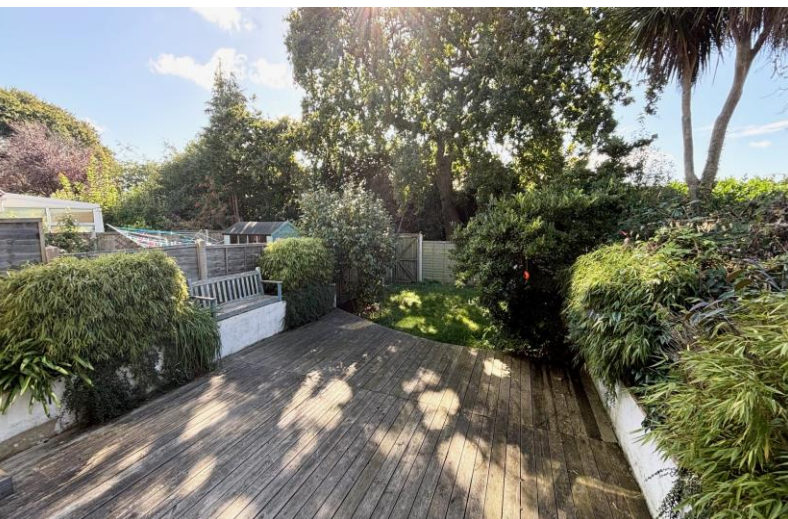


**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME SET IN A CONVENIENT LOCATION
IN NORTHMOOR PARK, JUST OUTSIDE OF THE TOWN &
WITHIN WALKING DISTANCE OF THE TRAIN STATION.
NO FORWARD CHAIN**



Sherford Drive, Northmoor, Wareham BH20 4EN

PRICE £345,000



Location:

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 family home is entered through a front door with an opaque glass panel & a matching window to the side into the entrance hallway which has an integral doormat, a radiator, access to the garage via a door & an integral cupboard. There is wood laminate flooring which flows through into the lounge.

The kitchen has a matching range of units at base & eye level. A five ring gas hob is set into the work surface with an oven below & a chimney style extractor above. There is an integral microwave & space for a freestanding fridge/freezer. A stainless steel one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The room also has an under the stair's cupboard, spotlighting, a upvc double glazed window to the rear aspect & a upvc door with glass panelling leading out to rear garden.

The lounge has a continuation of the wood laminate flooring & benefits from a double aspect with upvc double glazed windows to front aspect & a upvc double glazed doors with windows to either side out to the rear garden. A feature of the room is a fire place with space for an electric fire.

Upstairs the landing has access to the loft via a hatch.

The master bedroom has a upvc double glazed window to the rear aspect with a radiator beneath.

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 is also a double sized room with a upvc double glazed window to the rear aspect with a radiator beneath.

The bathroom is fully tiled with a suite comprising of a bath with a shower over, a wc, & a wash a hand basin. The room benefits from a heated towel rail, an opaque upvc double glazed window to the front aspect, spotlighting, an extractor fan & a mirror with lighting.

Garage & Parking:

The garage has an up & over door with space & plumbing for a washing machine. There is parking in front for two vehicles.

Garden:

The rear garden has a decked area abutting the property, it's enclosed by fencing which has raised beds & an area laid to lawn at the rear of the garden.

Measurements:

Living Room	20'4" (6.19m) x 12'4" (3.76m)
Kitchen	15' (4.56m) x 8'7" (2.62m)
Bedroom 1	12'5" (3.78m) x 11'1" (3.38m)
Bedroom 2	10'10" (3.05m) x 8'10" (2.69m)
Bedroom 3	10'11" (3.34m) x 8'5" (2.57m)
Bathroom	7'2" (2.18m) x 5'4" (1.64m)
Garage	17'1" (5.20m) x 12'2" (3.17m)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

