



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

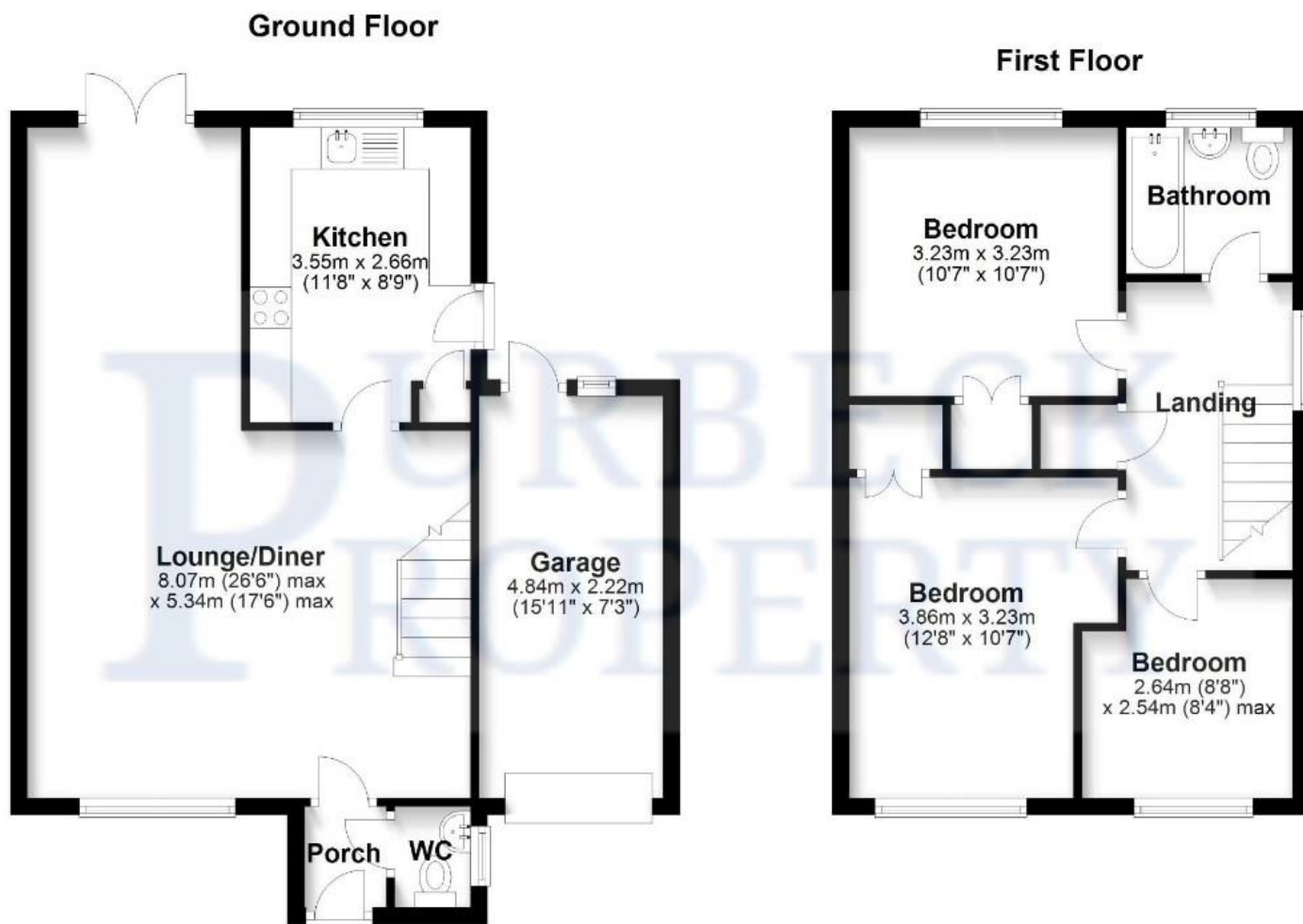
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM DETACHED FAMILY HOME SET JUST
OUTSIDE OF WAREHAM TOWN CENTRE AT THE END OF A CUL DE SAC
WITH DIRECT ACCESS ON TO THE PARK.**



Sherford Close, Northmoor, Wareham BH20 4JL

Offers In The Region Of £400,000



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

This detached family home is set in Northmoor Park backing on to the park & a short walk to 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.

Sherford Close, Northmoor, Wareham BH20 4JL

Offers In The Region Of £400,000

The Property:

This family home is accessed via an opaque upvc double glazed front door leading through into the entrance hall where there is access to the downstairs cloakroom.

The spacious living room has a upvc double glazed window to the front aspect with a radiator beneath, it enjoys a double aspect & is open plan with the dining area which has upvc double glazed patio doors out to the rear garden. There are radiators in each room, stairs to the first floor accommodation with storage below & a brick built fireplace.

The kitchen has a matching range of cupboards at base and eye level with soft closing drawers, a four ring gas hob is set into the work surface with an oven below and extractor hood above, sink with side drainer set into work surface with splashback tiling surrounding, space for fridge/freezer, space and plumbing for washing machine and an additional appliance, a upvc double glazed window overlooking the rear garden with a matching opaque door to the side and a larder cupboard.

The cloakroom has a wc & a wash hand basin with splashback tiling. There is also a radiator & an opaque upvc double glazed window to the side aspect.

Stairs lead up to the first floor accommodation where there is a upvc double glazed window to the side aspect. There is access to the loft via a hatch & an airing cupboard housing the hot water tank with slatted shelving above. The main bedroom has a upvc double glazed window overlooking the rear garden & park, with a radiator beneath,

the room benefits from a double door integral wardrobe. The second bedroom is also a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath, the room also has a double door integral wardrobe.

The third bedroom is currently being used as a home office but is a generous sized room, with a upvc double glazed window overlooking the front aspect with a radiator beneath.

The bathroom has a matching suite comprising of a wc, a wash hand basin & a bath with a wall mounted shower attachment & concertina shower door. There is floor to ceiling tiling, an opaque upvc double glazed window to the rear aspect, a mirror fronted cabinet & a radiator.

Garage & Parking:

The pitched roof garage has an electric roller door with power, light, storage space & an opaque upvc double glazed door with a matching window to the side giving access to the rear garden.

Garden:

The front garden is laid for off road parking & has a driveway leading up to the pitched roof garage. The rear garden is laid out for easy maintenance in mind with a patio area abutting the property, it's enclosed by fencing with access to either side & a gate giving access to the park, there is an outside tap & light.

Measurements:

Lounge	17'2" (5.24m) x 14'5" (4.41m)
Dining Room	11'9" (3.80m) x 8'5" (2.56m)
Kitchen	11'4" (3.45m) x 8'4" (2.56m)
Bedroom 1	10'9" (3.27m) x 10'8" (3.20m)
Bedroom 2	12'8" (3.86m) x 10'9" (3.27m)
Bedroom 3	8'3" (2.53m) x 7'11" (2.42m)
Bathroom	6'9" (2.06m) x 5'9" (1.75m)
Garage	16'4" (4.98m) x 8'6" (2.60m)



The graph shows this property's current and potential energy rating.

