



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

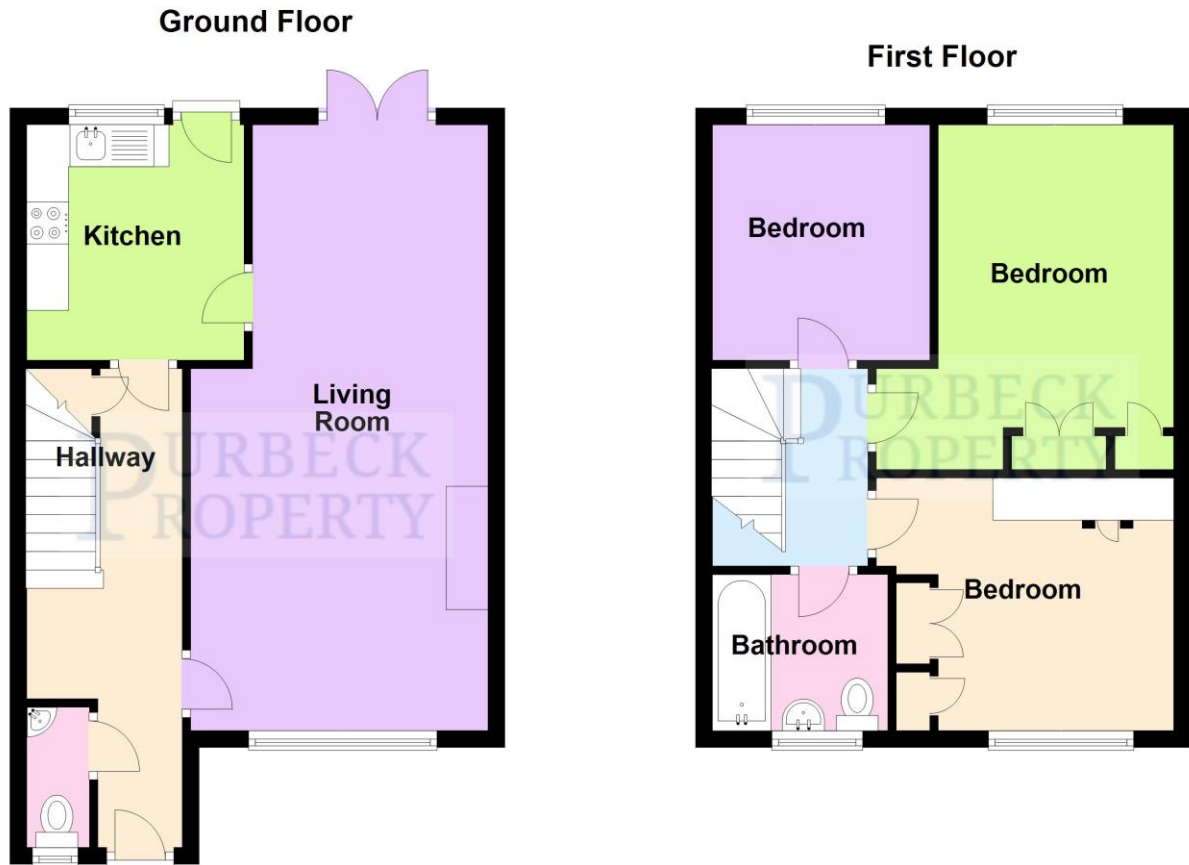
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BH20 4LR
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**A 3 BEDROOM END OF TERRACE FAMILY HOME SET OVERLOOKING A GREEN IN THE
POPULAR NORTHMOOR AREA OF WAREHAM.
SOME UPDATING REQUIRED.
NO FORWARD CHAIN**



Stour Drive, Northmoor, Wareham, BH20 4EW

PRICE £325,000



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Plan produced using PlanUp.

Location:

This family home is situated in Northmoor Park just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 market every Saturday.

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The Property:

This family home is accessed via a upvc double glazed front door with an opaque window leading into the entrance hallway where there is a radiator, stairs to first floor accommodation with an understairs storage cupboard.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four ring gas hob is set into the work surface with an oven & grill below & an extractor hood above. A sink with side drainer set into the work surface with splashback tiling surrounding. There is space for an upright fridge/freezer, space and plumbing for a washing machine. There is tiled flooring flowing throughout and an opaque upvc double glazed door with matching window to the side out to the rear garden.

The spacious lounge/diner enjoys a double aspect with upvc double glazed patio doors out to the rear garden & a upvc double glazed window to the front aspect. The room has two radiators with the feature of the room a gas inset fire with tiled base and hearth and a wood frame surround with shelving to the side.

The downstairs cloakroom has a wc & a corner wash hand basin with splashback tiling surrounding with tiled flooring & an opaque upvc double glazed window to the front aspect.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch with a pull down ladder and a cupboard housing the hot water tank with slatted shelving above.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath, the room benefits from triple door wardrobes with hanging rail and storage space plus a fitted bedside cabinet & wood laminate flooring throughout.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from a triple wardrobe with hanging rail and storage space, fitted drawers and overhead cupboards with matching bedside tables and wood laminate flooring.

The third bedroom also has wood laminate flooring with a upvc double glazed window to the rear aspect with a radiator beneath.

The bathroom has a wc, wash hand basin, bath with electric wall mounted shower with splashback tiling surrounding & a concertina shower door. There is a upvc double glazed window to the front aspect & wood laminate flooring.

Garage:

The garage has an up and over door, power and light. There is a double glazed door giving access to the rear garden.

Garden:

The extended rear garden has been laid out with easy maintenance in mind with a patio abutting the property and a patio to the rear of the garden. It is enclosed by fencing and brick walls & also has an outside tap.

The front garden is laid for easy maintenance with patio slabs, dwarf brick wall. A gate gives access to the rear garden.

Measurements:

Lounge/Diner	23'10" (7.26m) x 11'11" (3.63m) widest
Kitchen	9'4" (2.85m) x 8'7" (2.63m)
Cloakroom	5'4" (1.64m) x 2'5" (.74m)
Bedroom 1	13'6" (4.11m) x 9'3" (2.82m)
Bedroom 2	11'10" (3.61m) x 9'10" (3.01m)
Bedroom 3	8'8" (2.65m) x 7'9" (2.36m)
Bathroom	7' (2.15m) x 5'6" (1.69m)



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

