



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

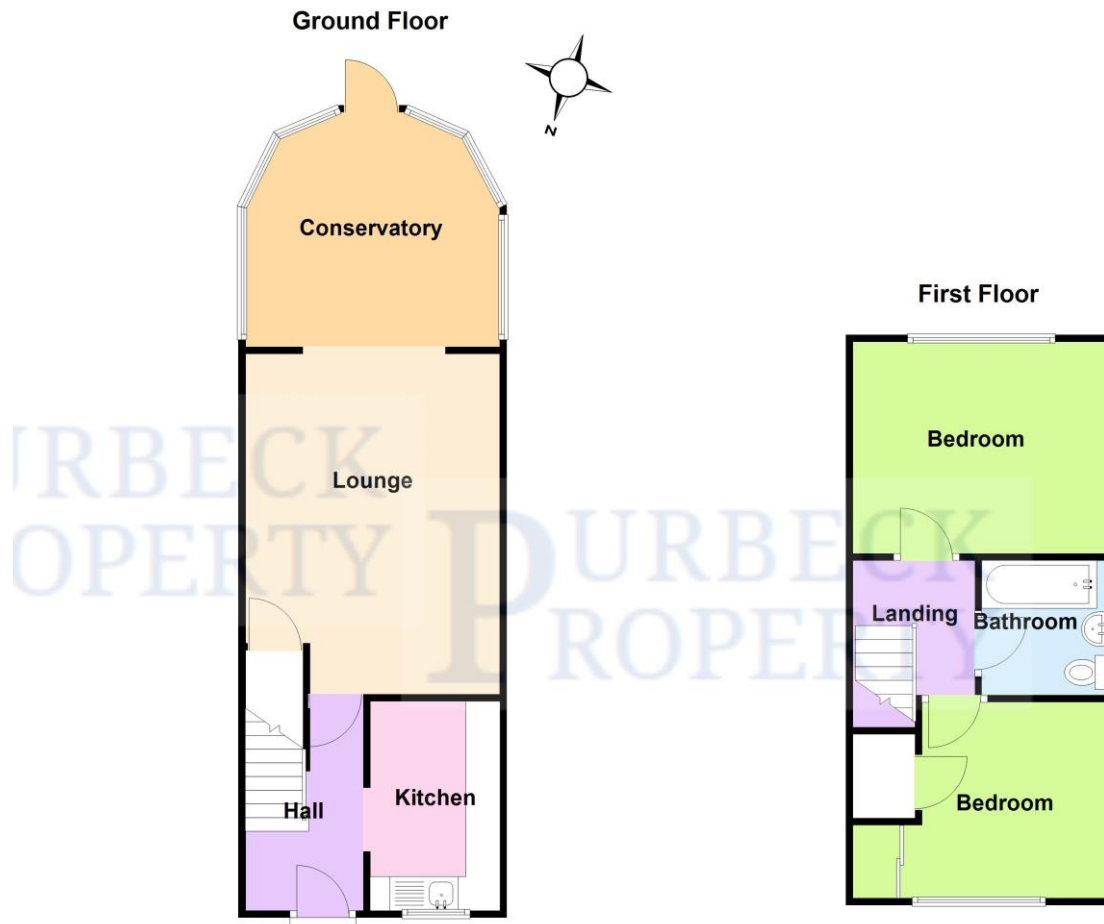
5 South Street
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**A 2 BEDROOM SEMI DETACHED HOME BACKING ON TO
OPEN COUNTRYSIDE IN THE POPULAR
WOODLANDS DEVELOPMENT IN SANDFORD.
VIEWING RECOMMENDED.**



Chestnut Close, Sandford, Wareham BH20 7QG

PRICE £300,000



Location:

The property is set in the popular Woodlands development in Sandford with access to open countryside at the rear of the property. It is also a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth.

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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday.

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The Property:

This delightful home is accessed via an opaque upvc front door leading through into the entrance hallway where there are stairs to the first-floor accommodation & a radiator.

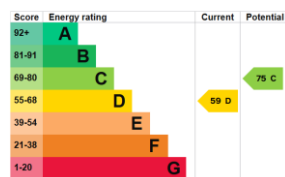
The kitchen has a matching range of cupboards at base & eye level with drawers. There is a sink with a side drainer set into the work surface with splash back tiling surrounding. There is room for a gas cooker with an extractor & light above. There is also space for an under the counter fridge/freezer & space & plumbing for a washing machine. There is a upvc double glazed window to the front aspect, a wall mounted boiler & tiled flooring flowing throughout.

The spacious living room has a fireplace with an inset gas fire & a square arch leading out to the conservatory. There is also a radiator & an understairs storage cupboard.

The conservatory is upvc double glazed constructed with dwarf brickwork & a polycarbonate roof. There is a patio door out to the rear garden, electrical points & a wall mounted electric heater.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch.

The master bedroom is set at the rear of the property with a upvc double glazed window with a radiator beneath & views of the woodland. The room has a useful alcove ideal for wardrobes.



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

The second bedroom is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath. The room benefits from a fitted sliding door wardrobe with a hanging rail & storage space. There is an airing cupboard with a hot water tank & slatted shelving.

The family bathroom comprising of a wc, a wash hand basin & a bath with a shower attachment & splash back tiling surrounding. There is an opaque upvc double glazed window to the side aspect & a radiator.

Garage & Parking:

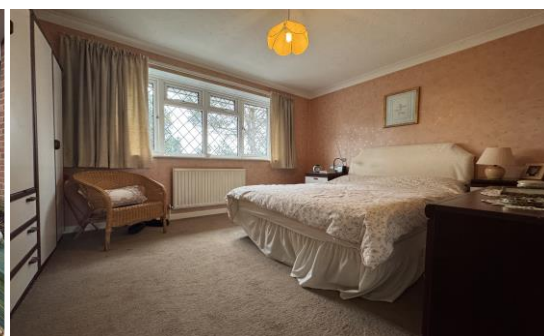
The property has a pitched roof garage with storage above, power, light, & an up & over door. There is a long driveway in front of the garage providing off road parking for a number of vehicles.

Garden:

The enclosed rear garden is laid out with easy maintenance in mind with shingle, raised borders & patio slab path. A gate gives access to the front aspect.

Measurements:

Lounge	16'4" (4.98m) x 12'3" (3.75m)
Kitchen	9'11" (3.04m) x 6'2" (1.90m)
Conservatory	11'3" (3.44m) x 9'9" (2.98m)
Bedroom 1	12'3" (3.75m) x 10'2" (3.11m)
Bedroom 2	9'11" (3.03m) x 8'7" (2.63m)
Bathroom	7'2" (2.20m) x 5'10" (1.77m)
Garage	18'3" (5.58m) x 8'5" (2.57m)



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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.