



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A REFURBISHED & WELL-PRESENTED FAMILY HOME SET OPPOSITE
A GREEN IN THIS SOUGHT-AFTER RESIDENTIAL LOCATION.
NO FORWARD CHAIN**



Wellstead Road, Northmoor, Wareham BH20 4EY

PRICE £347,500



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

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.

Measurements:

Lounge	13'11" (4.25) x 11'11" (3.65m)
Dining Room	9'4" (2.85m) x 9'3" (2.82m)
Kitchen	9'4" (2.85m) x 8'7" (2.63m)
Cloakroom	5'7" (1.70m) x 2'5" (0.74m)
Bedroom 1	13'9" (4.20m) x 9'3" (2.82m)
Bedroom 2	10'10" (3.32m) x 9'7" (2.92m)
Bedroom 3	8'8" (2.64m) x 7'10" (2.39m)
Bathroom	7' (2.14m) x 5'6" (1.69m)

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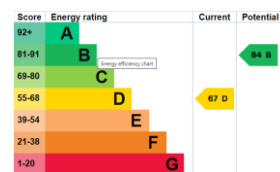
The Property:

This refurbished family home comprises of an opaque composite front door leading through into the entrance hallway where there are stairs up to the first-floor accommodation with a spacious area underneath the stairs ideal for storage, plus a radiator.

The spacious lounge/dining room enjoys a double aspect with the lounge area having a upvc double glazed window to the front aspect overlooking the green with a radiator beneath. The room has a Purbeck stone fireplace with an open fire with alcoves to either side & shelving. A square arch leads through into the dining area where there is a upvc double-glazed window overlooking the rear garden with a radiator beneath & access into the kitchen.

The modern fitted 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 a fitted oven below & an extractor & light above. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine & space for an upright fridge/freezer, the boiler is enclosed within a cupboard. The boiler is housed within a cupboard & there is a radiator. A upvc double glazed window looks out to the rear garden with a matching door to the side.

The modern cloakroom comprises of a wc & a wall mounted wash hand basin with splash back tiling & an opaque double-glazed window to the front aspect.



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

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch & an airing 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 second bedroom is a double sized room with a upvc double glazed window overlooking the front aspect & the green with a radiator beneath.

The third bedroom is a single sized room which could be used as a home office if required. There is a upvc double glazed window overlooking the rear garden with a radiator beneath.

The bathroom has a modern matching suite comprising of a bath with splashback tiling, a wash hand basin & a wc. There is also a heated towel rail & an opaque upvc double glazed window to the front aspect.

Parking:

The garage is set in a block with an up and over door.

Garden:

The front garden is laid out with easy maintenance in mind, with gravel, fencing & a path leading up to the front door. The rear garden is predominately laid to lawn with a patio area & gravel abutting the property. A gate at the rear gives access to the garage.

Estate Agency Note:

Please note that as well as being refurbished throughout including a new kitchen & bathroom, the property has had new windows & doors throughout plus new fascia's & carpets.

