



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
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**AN IMMACULATE 3 BEDROOM HOME WITH A LONG GARDEN
& DIRECT ACCESS ON TO THE PARK IN THE POPULAR
NORTHMOOR AREA OF WAREHAM.**



Trent Drive, Northmoor, Wareham BH20 4DF

PRICE £357,500



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Plan produced using PlanUp.

Location:

This immaculate 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.

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The Property:

This immaculate home is accessed via a composite front door leading through into an entrance vestibule with a upvc double glazed window overlooking the front garden. Karndean flooring flows through from the entrance vestibule into the lounge & dining area. There is a useful double door cupboard housing the boiler & shelving.

The spacious living room has stairs to the first floor accommodation with an understairs storage cupboard, a full length upvc double glazed window overlooking the front aspect, a radiator & a feature fireplace with marble effect base and hearth with an inset fire.

The dining area has a radiator & a upvc double glazed window out to the conservatory.

Off the dining area the modern kitchen has a matching range of cupboards at base and eye level with pan drawers. A four ring ceramic hob is set into the work surface with an oven below & an extractor & light above. A sink with side drainer is set into the work surface with splashback tiling surrounding. Integral appliances include a fridge, a freezer & a washing machine. The room benefits from a radiator, a pantry cupboard with shelving & a upvc double glazed window with a matching door looking out into the conservatory.

The conservatory has upvc double glazed doors with matching windows to the side leading out to the rear garden, with a polycarbonate roof and electrical points.



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

The main bedroom has a upvc double glazed window overlooking the front aspect with a radiator beneath. The room benefits from a double sliding door wardrobe with hanging & storage space & an additional double door wardrobe to the side. The second bedroom is a double sized bedroom set at the rear of the property overlooking the rear garden with a upvc double glazed window & a radiator. The third bedroom has a upvc double glazed window to the front aspect with a radiator beneath.

The shower room comprises of a double door shower cubicle with rainfall & hand held showers, a wash hand basin set into a vanity unit with drawers below & a wc. There is floor to ceiling tiling, tiled flooring, a heated towel rail, an extractor fan & an opaque upvc double glazed window to the rear aspect.

Garage & Parking:

The property is conveyed with a garage with an up and over door, plus there is parking available in the cul de sac

Garden:

The front of the property is laid to lawn with hedges and a path leading up to the front door.

The rear garden is predominately laid to lawn & enclosed by fencing with a gate at the rear giving access to the park. There are a number of mature shrubs, trees & hedging plus a greenhouse & a potting shed.

Measurements:

Lounge	17' (5.18m) x 14'9" (4.51m)
Dining Area	11'6" (3.51m) x 8'6" (2.61m)
Kitchen	10'10" (3.32m) x 7'11" (2.42m)
Conservatory	15'2" (4.62m) x 7'8" (2.34m)
Bedroom 1	12'3" (3.75m) x 10'9" (3.27m)
Bedroom 2	11' (3.36m) x 10'9" (3.28m)
Bedroom 3	8'10" (2.71m) x 7'4" (2.25m)
Shower Room	7'9" (2.38m) x 5'10" (1.77m)

