



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED EXTENDED 3 BEDROOM FAMILY HOME SET
IN THIS POPULAR RESIDENTIAL LOCATION JUST OUTSIDE OF
WAREHAM TOWN & THE TRAIN STATION.
NO FORWARD CHAIN**



Northmoor Way, Northmoor, Wareham BH20 4EE

PRICE £369,950



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2018

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.

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The Property:

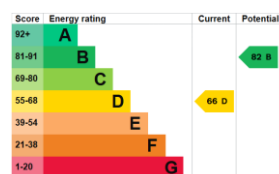
This extended family home is accessed via glass panelled front door with glazing to the side into an entrance vestibule with a further opaque door leading into the main hallway.

Wood laminate flooring flows throughout with stairs up to the first-floor accommodation with a spacious understairs storage cupboard. A downstairs cloakroom has a continuation of the laminate flooring, a wc & a wash hand basin with splashback tiling.

The front room could be used as a home office or as a downstairs bedroom if desired with a upvc double glazed & a radiator.

The spacious extended lounge/diner has two radiators, a serving hatch through to the kitchen, double glazed patio door out to the rear garden & an opaque window out to the side aspect. A feature of the room is a fireplace with inset fire.

The extended kitchen/breakfast room has a matching range of cupboards at base & eye level with drawers. A four-ring gas hob is set into the work surface with a fitted oven below, & an extractor & light above. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding with the work surface incorporating a breakfast bar. There is space & plumbing for a washing machine & a dishwasher, space for an upright fridge/freezer. A upvc double glazed door gives access out to the rear garden with a matching window to the side & a continuation of the laminate flooring.



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.

The master bedroom is set at the rear of the property with a upvc double glazed window overlooking the garden. The room benefits from a matching range of mirror fronted wardrobes with hanging & shelving space. The second bedroom is a double sized room with a double-glazed window out to the front aspect and a radiator. The third bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The bathroom comprises of a bath with a wall mounted shower, a wc & a wash hand basin. There is splashback tiling surrounding, a radiator & a double glazed window to the front aspect.

Garage & Parking:

The property has an integral garage with an up & over door, with parking available in front on the driveway, it houses the boiler & has an outside tap.

Garden:

The front garden is laid to lawn with a path leading up to the front door & with mature hedges to the side.

The enclosed rear garden has a patio area abutting the property with the remainder laid to lawn. The garden is enclosed with fences & hedges. There are raised borders, a gravel area, shed, greenhouse & a gate giving access to the rear aspect.

Measurements:

Lounge	14'7" (4.46m) x 11'6" (3.52m)
Dining Area	11'6" (3.52m) x 9'8" (2.96m) (Length of whole room 26'1" 7.95m)
Kitchen/Breakfast Room	20' (6.11m) x 7'10" (2.38m)
Office/Bedroom	8'9" (2.69m) x 8'2" (2.49m)
Cloakroom	7'10" (2.39m) x 2'5" (0.75m)
Bedroom 1	12'7" (3.84m) x 11'6" (3.52m)
Bedroom 2	11'7" (3.53m) x 10'10" (3.30m)
Bedroom 3	9'5" (2.87m) x 7'10" (2.39m)
Bathroom	7'10" (2.40m) x 5'4" (1.64m)
Garage	13'10" (4.23m) x 8' (2.45m)

