



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

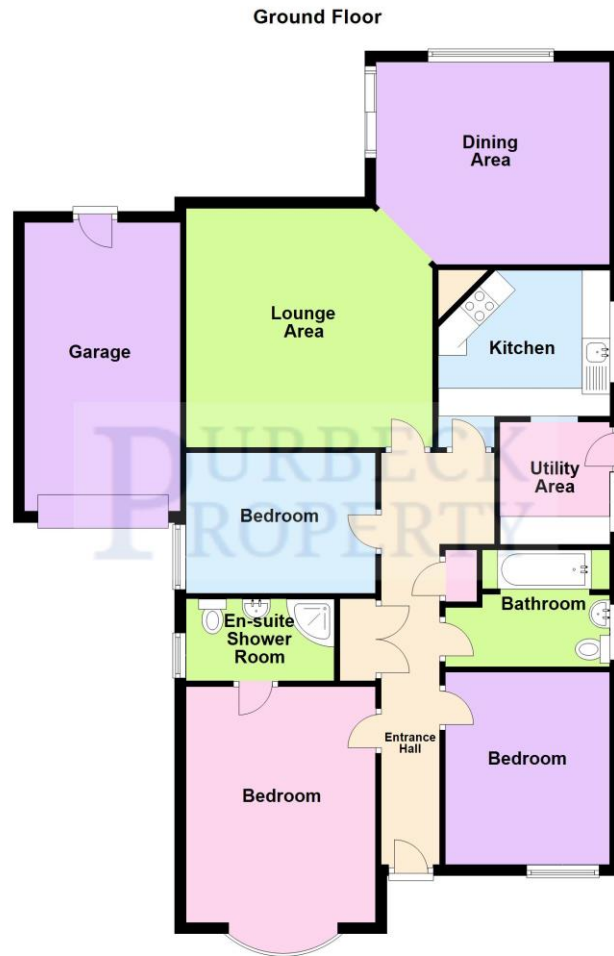
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS 3 BEDROOM, 2 RECEPTION DETACHED BUNGALOW SET AT  
THE END OF A CUL DE SAC WITH A WESTERLY FACING REAR GARDEN.  
NO FORWARD CHAIN**



# Causeway Close, Wareham BH20 4BE

**PRICE £475,000**



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## Location:

The property is set just outside of the Saxon Walled Town of Wareham. 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. The bungalow is within walking distance of the main line train station on the Weymouth to London Waterloo Line. There is also a market every Saturday.



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### The Property:

This spacious bungalow is accessed via an opaque double-glazed front door leading through into the entrance hallway, where there is an integral doormat, a radiator, access to the loft via a hatch, an airing cupboard housing the hot water tank with slatted shelving above & a cloaks cupboard with a hanging rail, shelf & a radiator.

The spacious living room has an upvc floor to ceiling windows with views out to the rear garden. The feature of the room is a fireplace with space for an electric fire, wood surround & marble effect base & hearth. There is a radiator & an arch giving access into the dining room which enjoys a double aspect with a double-glazed sliding patio door & a window giving views of the rear garden with a radiator beneath.

The kitchen has a matching range of cupboards at base & eye level with drawers & display shelving. There is space for an electric cooker with an extractor hood above, sink with side drainer set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the side aspect. An arch gives access into the utility room which has a matching range of cupboards at base & eye level with display shelving. There is space & plumbing for a washing machine & space for an upright fridge/freezer. A upvc double glazed window looks out to the side aspect with an opaque upvc double glazed door & a radiator.

The master bedroom is set at the front of the property with a upvc double glazed window with a radiator beneath. The room benefits from an en suite which comprises of a corner

shower cubicle with a wall mounted shower, a wash hand basin & a wc. There is floor to ceiling tiling, tiled flooring & an opaque upvc double glazed window to the side aspect with a radiator beneath.

The second bedroom is also a double sized room situated at the front of the property with a upvc double glazed window & a radiator beneath.

The third bedroom has a upvc double glazed window to the side aspect with a radiator beneath & benefits from a pull-down bed with storage & shelving above.

The family bathroom comprises of a wc, a wash hand basin & a bath with a shower attachment with splashback tiling surrounding. There is also a radiator, an opaque upvc double glazed window to the side aspect & tiled flooring.

### Garage & Parking:

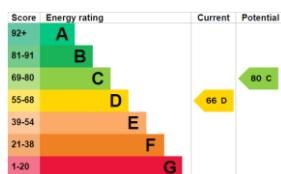
The garage has a pitched roof for storage, an up & over door with power & light. There is a boiler installed in 2024. A double-glazed door gives access out to the rear garden & there is a brick paved driveway in front of the garage.

### Garden:

The front garden is laid to lawn with mature shrubs surrounding & a patio slab path leading up to the front door. The very private rear garden is enclosed by fencing with a westerly aspect ideal for watching the sunset, there's a large patio abutting the property, mature shrubs & a shed.

### Measurements:

Lounge	14'5" (4.40m) x 13'4" (4.25m)
Dining Room	13'6" (4.11) x 11'9" (3.59m)
Kitchen	9'9" (2.98m) x 8' (2.45m)
Utility Room	7'1" (2.17m) x 6'5" (1.97)
Bedroom 1	13'5" (4.09m) x 10'8" (3.26m)
En Suite	8' (2.45m) x 4'8" (1.44m)
Bedroom 2	11'2" (3.41m) x 9'8" (2.96m)
Bedroom 3	10'7" (3.24m) x 8'2" (2.50m)
Bathroom	9'9" (2.97m) x 6'9" (2.06m)
Garage	17' (5.19m) x 8'10" (2.71m)



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660  
www.purbeckproperty.co.uk

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.