



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A DECEPTIVELY SPACIOUS & WELL PRESENTED 4-5 DOUBLE BEDROOM
BUNGALOW SET DOWN A PRIVATE DRIVEWAY WITH A
DOUBLE GARAGE & A PRIVATE GARDEN.
NO FORWARD CHAIN**



Keysworth Drive, Sandford, Wareham BH20 7BD

PRICE £685,000



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Plan produced using PlanUp.

Location:

Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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, Lady St Mary's Church, library and the museum.

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The fourth bedroom has a upvc double glazed window overlooking the garden with a radiator beneath & a fitted wardrobe. A door gives access to the garage & to the rear garden.

The modern shower room comprises of a wc, a wash hand basin & a double shower cubicle with a wall mounted shower with splashback tiling surrounding. An opaque upvc double glazed window looks out to the to side aspect, plus there is an extractor fan, mirror fronted cabinets, a mirror with lights to either side & a radiator.

Garden:

The private rear garden has a large decked area abutting the property accessed from the kitchen, lounge & conservatory with a path sweeping round the property. The mature garden is enclosed by fencing & hedges with a number of mature trees. There is a sunken garden pond with patio slabs surrounding. There are a number of seating areas to enjoy the sun at different times of day & a summer house, greenhouse & gardeners sheds. There is a useful outside cloakroom plus an outside tap, lights & electrical points.

Measurements:

Lounge	21'5" (6.54m) into bay 13'3" (4.06m)
Dining Room	11'2" (3.42m) x 9'5" (2.89m)
Kitchen	17'7" (5.36m) x 10'7" (3.24m)
Utility Room	7'10" (2.39m) x 6'11" (2.11)
Conservatory	9'9" (2.98m) x 9'2" (2.79m)
Home Office	12'1" (3.69m) x 7'10" (2.39m)
Cloakroom	4'8" (1.44m) x 3'11" (1.20m)
Bedroom 1	12' (3.65m) x 12' (3.67m)
En Suite	8'3" (2.52m) x 2'10" (0.87m)
Bedroom 2	12'1" (3.70m) max x 11'11" (3.65m)
En Suite	6'2" (1.88m) x 4'8" (1.42m)
Bedroom 3	11'9" (3.58m) x 10'10" (3.32m)
Bedroom 4	11'10" (3.63m) x 10'11" (3.32m)
Bathroom	7'7" (2.33m) x 5'11" (1.81m)
Garage	17'2" (5.24m) x 16'8" (5.08m)

Garage & Parking:

The double garage has an electric up & over door. It has been previously used as a workshop & has power, light & a wash hand basin. There is a brick paved driveway in front of the garage providing off road parking for a number of vehicles.



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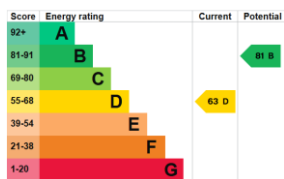
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The Property:

Set down a long private brick paved driveway, this spacious bungalow is accessed via opaque upvc double glazed double doors with matching windows to the side through into the entrance hallway where there is a radiator, access to the loft via a hatch & a spacious airing cupboard housing the hot water tank, a boiler & slatted shelving.

Double doors give access to the spacious double aspect lounge with a upvc double glazed square bay window to the front aspect with a radiator beneath & matching sliding patio doors out to the rear garden. A feature of the room is a fireplace with brick surround, base & hearth with a log burner & a radiator to the side. A square arch gives access to the dining room which has a radiator & upvc double glazed sliding patio doors out to the conservatory, which is upvc double glazed with a polycarbonate roof, double doors out to the rear garden, a vertical radiator & power points.

The modern kitchen has a matching range of cupboards at base level with soft closing drawers, pan drawers & carousel corner cupboards. A four-ring ceramic hob is set into the work surface with a chimney style extractor & light above. Integral appliances include a double oven & a microwave, with space for an upright fridge/freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding & shelving above. The work surface incorporates a breakfast bar with a upvc double glazed window overlooking the rear garden & glass panelled doors with matching windows to the side into the utility room. This room has a matching range of cupboards at base & eye level. A sink with side drainer is set into the work surface with splashback tiling. There is space & plumbing for a washing machine, a dishwasher & a tumble drier.



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

A upvc double glazed window looks out to the rear garden with a matching door to the side & a radiator.

The cloakroom comprises of a wc, a wash hand basin with splashback tiling surrounding, a radiator, an extractor fan & an opaque upvc double glazed window to the front aspect.

An inner hallway has two very useful storage cupboards with automatic lights. There is access to the loft.

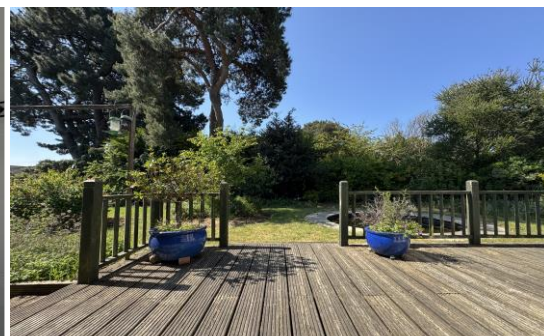
The home office (bedroom 5) has fitted office furniture & a upvc double glazed window to the front aspect.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath & a mirror fronted wardrobe with hanging rails & storage space. The room benefits from an en suite comprising of a wc, a wash hand basin & a shower cubicle with a concertina door & a wall mounted shower with splashback tiling. There is also a skylight, a radiator, a fitted cabinet, an extractor fan, a shaver point & a mirror.

The second bedroom is a double sized room with a upvc double glazed window out to the front aspect with a radiator beneath. The room benefits from an en suite comprising of a wc, a wash hand basin set into a vanity unit & a corner shower cubicle with both rainfall & handheld showers with splashback tiling surrounding. There is a corner cupboard, a heated towel rail & extractor fan.

An inner hallway with a radiator & wall mounted lights has a double door cupboard with shelving. The hallway gives access to the last two double bedrooms & a modern shower room.

The third bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath & fitted wardrobes with a dressing table in the middle.



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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.