



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
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BH20 4LR  
Tel 01929 556660

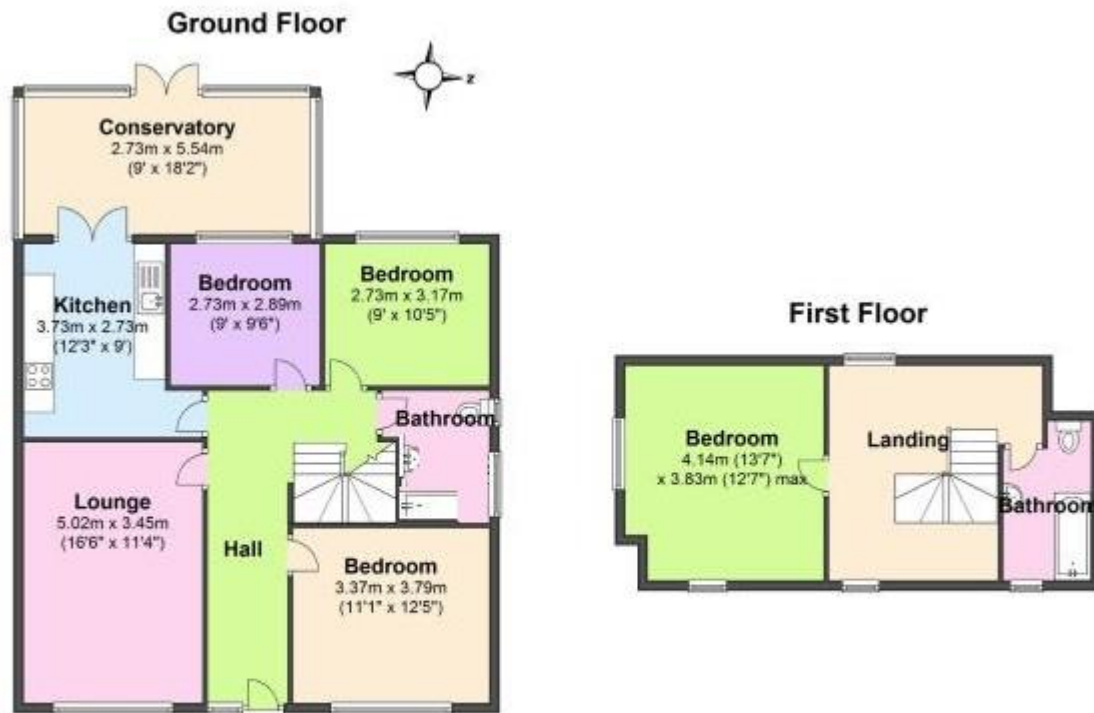
**A VERSATILE CHALET BUNGALOW OFFERING SPACIOUS ACCOMMODATION,  
A PRIVATE GARDEN & A GARAGE WITH PARKING  
FOR A NUMBER OF VEHICLES IN FRONT.  
NO FORWARD CHAIN**





# Avon Drive, Northmoor, Wareham, BH20 4EL

**PRICE £450,000**



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 includes 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 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	16'5" (5.01) x 11'4" (3.45m)
Kitchen	12'2" (3.71m) x 8'10" (2.70m)
Conservatory	19'3" (5.88m) x 8'10" (2.70m)
Shower Room	8' (2.45m) x 5'5" (1.66m)
Bedroom 1	13'6" (4.13m) x 12'6" (3.82m)
Bedroom 2	12'5" (3.78m) x 11'1" (3.38m)
Bedroom 3	10'4" (3.17m) x 8'11" (2.72m)
Bedroom 4	9'5" (2.87m) x 8'11" (2.72m)
Bathroom	9'11" (3.03m) max x 5'6" (1.68m)

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### The Property:

This versatile chalet bungalow is accessed via an opaque front door with a matching window to the side through into a spacious entrance hallway with wood flooring flowing throughout, an electric heater, stairs to first floor accommodation with an understairs storage/airing cupboard.

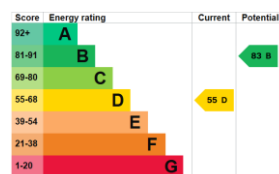
The living room is set at the front of the property with a double-glazed window overlooking the front garden & the green. The room has an electric storage heater & a fireplace with an inset electric fire.

The kitchen has a matching range of cupboards at base & eye level with drawers, display cupboards & pull-out spice rack. A four-ring ceramic hob is set into the work surface with splashback tiling surrounding & an extractor fan with a fitted double oven to the side. A sink with side drainer is set into the work surface with splashback tiling. There is space for an upright fridge/freezer, space & plumbing for a washing machine & for a tumble dryer, with a freestanding dishwasher to the side. The room has tiled flooring flowing throughout, upvc double glazed patio doors out to the spacious conservatory.

The conservatory is used as a dining area, it's upvc double glazed constructed with matching doors out to the rear garden, with a polycarbonate roof & tiled flooring.

The second bedroom is located downstairs & could be used as a reception room if required with a upvc double glazed window to the front aspect with an electric storage heater beneath.

The third & fourth bedrooms are at the rear of the property with upvc double glazed windows with electric storage heaters with the third bedroom a double sized room.



The fourth bedroom has a upvc double glazed window out to the conservatory and an electric storage heater.

The modern downstairs bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below with splashback tiling & step in shower/wet area with a glass shower screen & rainfall & handheld showers with splashback tiling surrounding. The room has two opaque upvc double glazed windows to the side aspect, inset spotlights, an extractor fan, a heated towel rail & under floor heating.

Stairs lead up to the first-floor accommodation where there is a spacious landing which could be used as a study area if desired with double glazed velux windows to both front & rear aspects, plus access to under eaves storage space. The area has strip wood flooring throughout.

The master bedroom has a upvc double glazed window to the side aspect & a Velux window to the front aspect with an electric storage heater.

The bathroom comprises of a wc, a wash hand basin with splashback tiling & a bath with a shower attachment & splashback tiling. There is a double-glazed Velux window to the front aspect, a heated towel rail, a storage heater & an extractor fan.

### Garage & Parking:

The property has a garage with an up & over door with parking for a number of vehicles in front on a long driveway.

### Garden:

The front garden is laid out with easy maintenance in mind with mature shrubs & a gravel area with a patio slab path leading up to the front door.

The enclosed private rear garden is enclosed with fencing & hedges. It is predominately laid to lawn with a number of shrubs surrounding, a shed & a pagoda/BBQ area. There is a hard standing area ideal for a greenhouse or home office. Gates at either side of the property give access to the front aspect.



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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.