



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

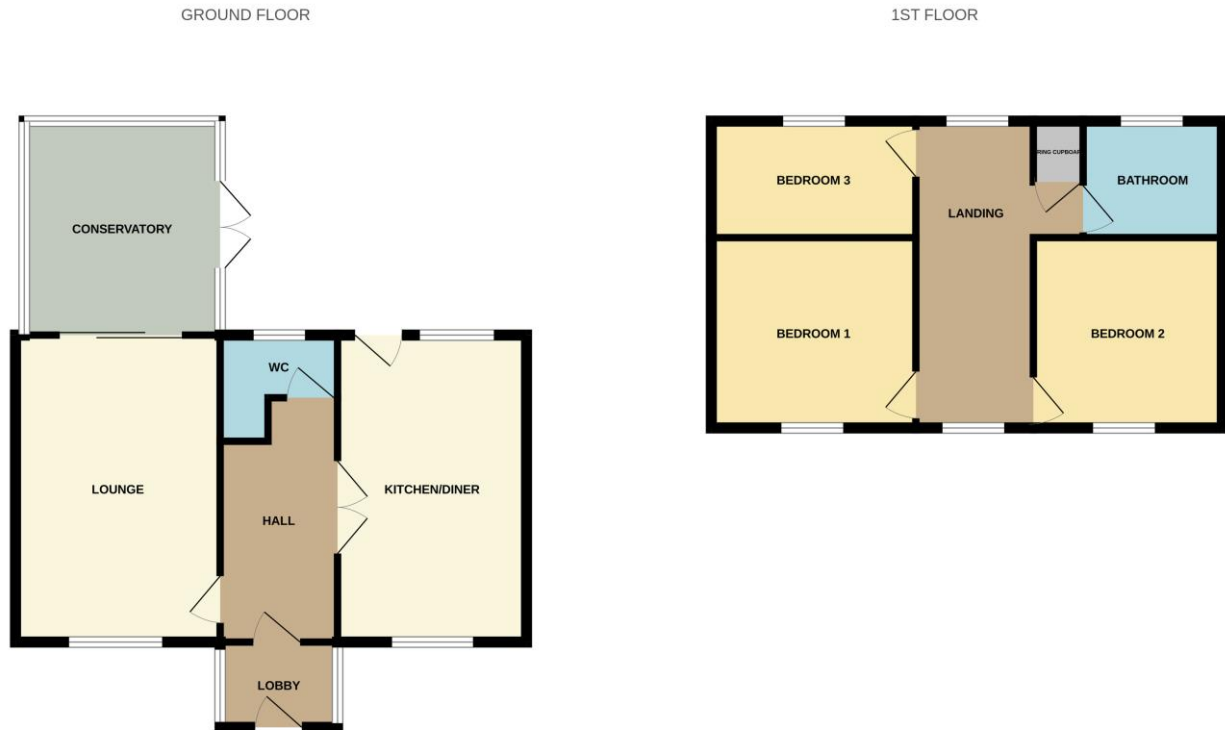
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Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 3 BEDROOM DETACHED FAMILY HOME SET IN A CUL DE SAC IN POPULAR  
NORTHMOOR PARK WITHIN WALKING DISTANCE  
OF THE PARK, TRAIN STATION & WAREHAM FOREST.  
NO FORWARD CHAIN**



# Sherford Close, Northmoor Park, Wareham BH20 4JL

**PRICE £390,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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:

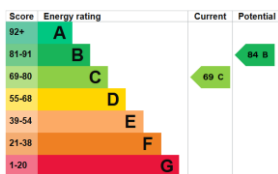
This family home is accessed via a upvc double glazed entrance porch with tiled flooring & a matching door through into the main hallway where there are stairs up to the first-floor accommodation, understairs storage space & a radiator.

The living room enjoys a double aspect with a upvc double glazed window to the front aspect with a radiator beneath & sliding patio doors out to the conservatory. The room has a fireplace with tiled base & surround, with wood frame above & an inset electric fire.

The conservatory is upvc double glazed with dwarf bricks & matching patio doors out to the rear garden. There is a polycarbonate roof with ceiling a light & fan. There is laminate flooring flowing throughout & a radiator.

Double doors from the hallway give access to the kitchen/diner which enjoys a double aspect with upvc double glazed windows to front & to rear. The kitchen has a matching range of cupboards at base & eye level with drawers. A four-ring ceramic hob is set into the work surface with a fitted oven below & an extractor & light above. A sink with side drainer is set into the work surface with splashback tiling surrounding. An opaque upvc double glazed door gives access to the rear garden. The kitchen area has tiled flooring, there are two radiators, space for an upright fridge/freezer & space and plumbing for a washing machine.

The downstairs cloakroom comprises of a wc & a wash hand basin with splashback tiling with an opaque upvc window to rear aspect with a radiator beneath.



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

Stairs lead up to the first-floor landing where there is access to the loft via a hatch. It enjoys a double aspect with upvc double glazed windows to front & rear. There is an airing cupboard with slatted shelving, storage space & housing the boiler.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. The double sized second bedroom has a upvc double glazed window to the front aspect with a radiator beneath with the third bedroom being a generous sized single room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The bathroom comprises of a wc, a wash hand basin & a corner bath with fitted shower with splashback tiling surrounding. There is an opaque upvc double glazed window to rear aspect, a radiator & a mirror fronted cabinet.

### Garage & Parking:

The garage has an up & over door with power, light & access to the rear garden with a driveway in front for parking.

### Garden:

The front garden is mainly laid to lawn with a patio slab path leading up to the front door. The rear garden is predominately laid to lawn with a patio area abutting the property. It is enclosed by fencing & a wall. There is a shed & a gate giving access to the side aspect.

### Measurements:

Lounge	16'4" (4.98m) x 10'9" (3.28m)
Conservatory	12'11" (3.95m) x 10'5" (3.17m)
Kitchen	16'4" (4.98m) x 10' (3.06m)
Cloakroom	6'1" (1.87m) max x 4'3" (1.29m) max
Bedroom 1	10'11" (3.32m) x 9'4" (2.86m)
Bedroom 2	10'1" (3.08m) x 9'11" (3.02m)
Bedroom 3	10'11" (3.30m) x 6'7" (2.02m)
Bathroom	7'5" (2.27m) x 6'1" (1.86m)

