



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL PRESENTED 2 DOUBLE BEDROOM HOUSE IN WOOL, WITH SPACIOUS
ACCOMMODATION, OFF ROAD PARKING
AND ENCLOSED GARDEN
NO FORWARD CHAIN**



Chalk Pit Lane, Wool, Wareham, BH20 6DW

PRICE £385,000

Ground Floor



First Floor



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 (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Wareham 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 & the museum. There is also a market every Saturday.

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The Property:

The access to this property is via a double-glazed composite front door which leads into the entrance hallway with polished tiling flowing throughout. There is under the stair storage space with stairs leading up to the first-floor accommodation.

The lounge has a upvc double glazed window to the front aspect and a matching window to the side. The feature of the room is a corner fireplace with bricks around and a slate base with space for an inset fire.

The kitchen / breakfast room has a matching range of cupboards at base and eye level with soft closing drawers. Integral appliances include a four-ring gas hob with an extractor hood above, a grill and oven to the side, integral dishwasher and a fridge. A one and a quarter bowl sink with side drainer is set into the worksurface with splash back tiling surrounding. There is also a continuation of the polished tiling from the hallway. The kitchen opens onto the breakfast area where there is space for a table and chairs with a upvc double glazed window looking out to the rear aspect.

The utility room comprises of a matching range of cupboards at base and eye level with soft closing drawers. There is space for an upright fridge freezer, space and plumbing for a washing machine, a one and a quarter bowl sink with a side drainer set into the work surface with splash back tiling surrounding and a upvc double glazed door out to the rear garden.

The separate dining room has double doors from the kitchen and a upvc double glazed window to the front aspect.

The downstairs cloakroom continues to have polished tiling flooring from the hallway with a low level wc and a wash hand basin with splash back tiling.

The stairs lead up to the first-floor accommodation where there is a landing and a double door airing cupboard with shelving.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath and alcoves either side of the chimney breast which is ideal for storage.

The second bedroom is a double sized room with a upvc double glazed window out to the front aspect with a radiator beneath and access to a loft via a hatch.

The family bathroom has tiled flooring throughout and comprises of a wc, a wash hand basin set into the vanity unit with storage below and a bath with a wall mounted shower with a glass shower screen and splash back tiling surrounding. There is also a heated towel rail and an opaque Velux window to the front aspect.

Garden/Parking

The rear garden is enclosed by fencing with mature shrubs surrounding and is predominantly laid to lawn. There is also a patio area abutting the property with external power points and lights. There is a path leading round to the side of the property with a gate giving access to the front. The front garden is laid to lawn with mature shrubs surrounding and a brick paved driveway providing off road parking.

Measurements:

Lounge	13'8"	(4.16m)	x	11'2"	(3.42m)
Dining Room	13'7"	(4.15m)	x	9'11"	(2.76m)
Kitchen/Diner	20'1"	(6.14m)	x	8'8"	(2.64m)
Cloakroom	5'3"	(1.62m)	x	2'9"	(0.84m)
Bedroom 1	16'3"	(4.95m)	x	11'	(3.36m)
Bedroom 2	13'1"	(4m)	x	9'8"	(2.95m)
Bathroom	9'11"	(2.78m)	x	6'3"	(1.11m)

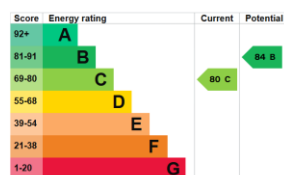
Estate Agents note:

Please note that the whole of the ground floor benefits from underfloor heating.

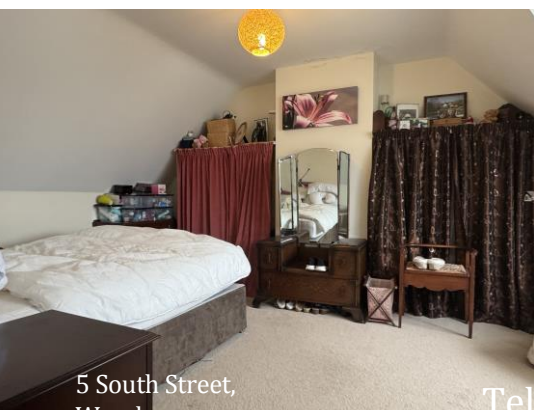
Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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



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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.