



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929  
556660

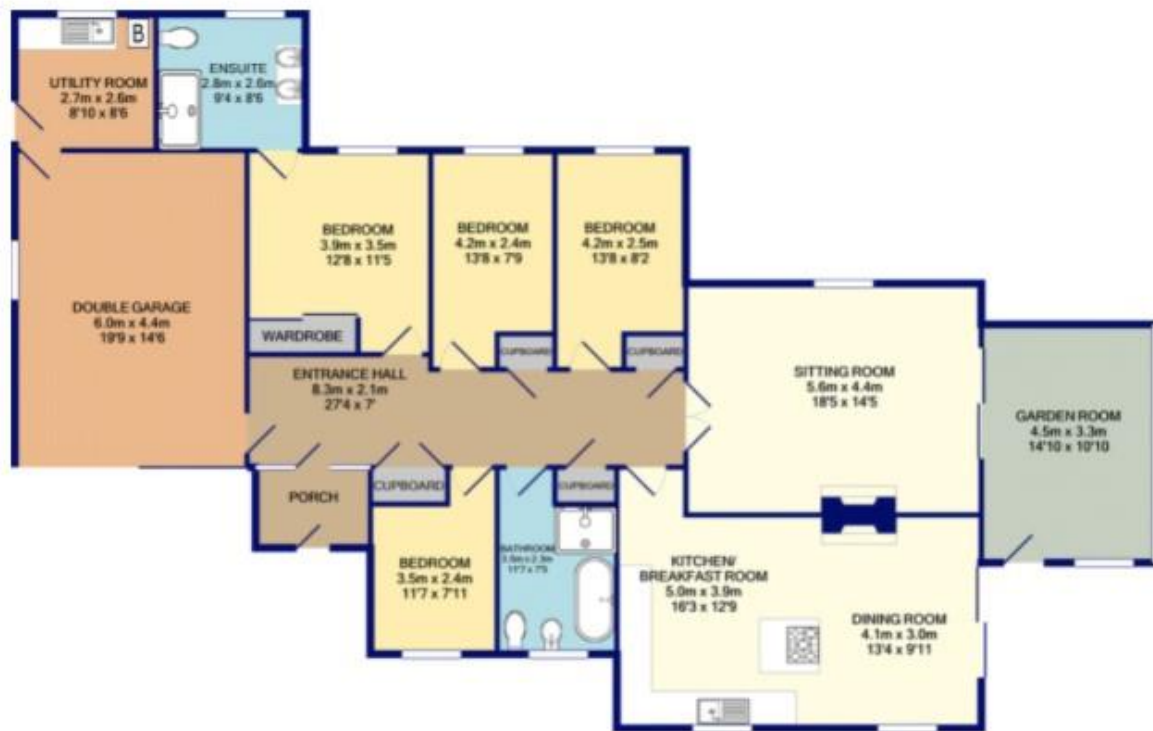
**A SPACIOUS & VERY WELL PRESENTED 4 DOUBLE BEDROOM  
DETACHED BUNGALOW SET JUST OUTSIDE OF WAREHAM TOWN CENTRE WITH A  
HOST OF MODERN FEATURES THAT MUST BE  
VIEWED TO BE APPRECIATED.**





# Sandford Road, Wareham, Dorset BH20 4DH

**PRICE: £539,950**



TOTAL APPROX. FLOOR AREA 179.5 SQ.M. (1932 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Floorplan 100021

## Location:

This delightful bungalow is within walking distance of a bus stop, Wareham main line train station & the town centre. Wareham is a Saxon Walled town with its main focal point of being the 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. There is also a market every Saturday.

## Measurements:

Lounge	18'4" (5.60m) x 14'5" (4.40m)
Kitchen	23'1" (7.04m) x 13'3" (4.05m)
Utility Room	8'9" (2.82) x 8'6" (2.81m)
Conservatory	14'11" (4.55m) x 10'3" (3.14m)
Bedroom 1	11'5" (3.49m) x 12'8" (3.87m)
En Suite	9'3" (2.83m) x 8'2" (2.50m)
Bedroom 2	7'10" (2.41m) x 11'2" (3.41m)
Bedroom 3	7'11" (2.42m) x 9'11" (3.03m)
Bedroom 4	11'4" (3.47m) x 7'11" (2.42m)
Bathroom	7'3" (2.22m) x 11'6" (3.52m)
Garage	14'5" (4.40m) x 20' (6.10m)

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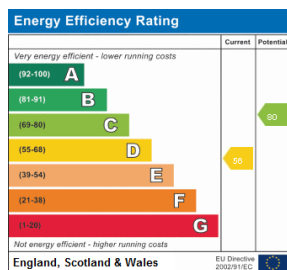
## The Property:

This spacious bungalow is accessed into an entrance porch with decorative windows either side of the door, with an inset door mat & a raised planter. A further upvc double glazed door with matching windows to the side lead through into the large hallway.

The hallway gives internal access to the garage, has a number of useful cupboards & inset display shelving. A square arch gives access to the living room, which enjoys a double aspect with a upvc double glazed window to the rear aspect with a radiator beneath & matching sliding patio doors out to the garden room. The main feature of the room is a 2 sided gas log burner with a tiled base & wood frame surround.

The garden room is upvc double glazed with a polycarbonate roof with raised plant borders with storage beneath. A door gives access to the rear garden.

The main family room is the modern kitchen/diner which has a matching range of cupboards at base & eye level with drawers. A sink with side drainer is set into the work surface with integral appliance's which include a dishwasher & a oven. One of the features of the kitchen is a central island with a 5 ring gas hob with cupboards below & a floating extractor hood above. There is space for an American style fridge freezer plus 3 additional under the counter appliances. Two upvc double glazed windows give the room plenty of light plus there are matching doors giving access to the garden.



The master bedroom has a upvc double glazed window to the rear aspect with a radiator beneath. The room benefits from a triple mirror fronted sliding door wardrobe & an en suite. The en suite comprises of a wc, a shower cubicle with an electric wall mounted shower with splash back tiling & 'his & hers' wash hand basins set into a vanity unit with splash back tiling. There is also a heated towel rail & a upvc double glazed window to the side aspect with a radiator beneath & an integral storage cupboard.

Each of the other three bedrooms are of a double size with bedrooms 2 & 3 having fitted furniture & the fourth bedroom currently being used as a home office.

The family bathroom benefits from having both a shower & a double ended bath. The shower cubicle has a rainfall shower & a hand held shower. There is also a wash hand basin, wc, a radiator, heated towel rail, plenty of storage units & an opaque upvc double glazed window to the front aspect

## Garage & Parking:

The property has an integral garage with an electric up & over door with an extensive brick paved driveway in front providing off road parking. There are a number of power points with access to the utility room at the rear of the garage. The utility room has a wash hand basin a number of cupboards & space for appliances. There is a double glazed window overlooking the rear garden with a door giving access to the garden.

## Garden:

The enclosed garden wraps around the property with fencing. The main garden is laid to lawn with borders surrounding with a large summer house/shed at the rear with power & light. A gate gives 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.