



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS & VERY WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW,
SET IN THE POPULAR NORTHMOOR PARK AREA.
GARAGE, DRIVEWAY, AN ENCLOSED GARAGE & CONSERVATORY ARE JUST
SOME OF THE FEATURES.
NO FORWARD CHAIN**



Northmoor Park, Wareham, BH20 4EF

PRICE £415,000

GROUND FLOOR



Location:

This modern family home is set in Northmoor Park just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 market every Saturday.

Measurements:

Lounge/Diner	22'3"	(6.80m)	x	11'5"	(3.50m)
Kitchen	10'4"	(3.16m)	x	10'10"	(3.30m)
Conservatory	9'	(2.75m)	x	12'1"	(3.68m)
Garage	17'1"	(5.21m)	x	8'5"	(2.57m)
Bedroom 1	11'3"	(3.45m)	x	12'11"	(3.95m)
Bedroom 2	12'11"	(3.94m)	x	10'7"	(3.22m)
Bedroom 3	10'6"	(3.21m)	x	8'2"	(2.49m)
Bathroom	8'4"	(2.54m)	x	5'7"	(1.70m)

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The Property:

This well presented bungalow is accessed via a upvc double glazed front door with a matching window to the side. Leading through into the entrance hallway there are two radiators & an airing cupboard housing a hot water tank with shelving below. There is access to the loft via a hatch & wood laminate flooring that flows throughout.

The spacious lounge/dining room has two upvc double glazed windows with radiators beneath overlooking the front aspect. The feature of the room is a fireplace with brick surrounding & an inset gas fire.

This modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. Integral appliances include an oven, dishwasher, freezer with space & plumbing for a washing machine & for an under the counter fridge. Set into the granite effect work surface with splash back surrounding there is a four ring ceramic hob & a one & a quarter bowl sink with side drainer. There is a upvc double glazed window to the side aspect with a matching door to the side. The room also has a movement sensor lighting & a boiler housed in the cupboard.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a matching range of wardrobes as well as up & over cupboards, matching bedside tables & a dressing table with drawers & shelving to the side.

The second bedroom is a double sized room with a upvc double glazed patio door out to the conservatory and a radiator.

The conservatory has upvc double glazed windows with matching patio doors out to the rear garden & a polycarbonate roof.

The third bedroom is a double sized room with a upvc double glazed window to side aspect with radiator beneath. The room benefits from a wardrobe & up & over cupboards.

The bathroom has a suite comprising of a wc, a wash hand basin that is set into the vanity unit with cupboards below & drawers to the side, a bath with a wall mounted electric shower & splash back tiling surrounding, a radiator & two double glazed windows to the side aspect.

Garage/Parking

There is a garage with an up & over door with power & light. At the front of the property there is a paved driveway providing off road parking for a number of vehicles.

Garden:

The enclosed rear garden is laid to lawn with mature shrubs surrounding, a sunken garden pond & a greenhouse. Additionally, there is a private patio/entertaining area with laid to patio slab & boarders, a summer house with power & a light. The garden sweeps round to the side of the property where there is a spacious decking area with outside power points. A gate gives access to the front garden which is laid to lawn with mature shrubs within boarders & gravel with a garden path leading up to the front door.

