



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE 4 DOUBLE BEDROOM TOWN CENTRE HOME
OFFERING MODERN CONTEMPORARY LIVING
CLOSE TO ALL THE AMENITIES THE TOWN CENTRE HAS TO OFFER.
INTERNAL VIEWING HIGHLY RECOMMENDED**



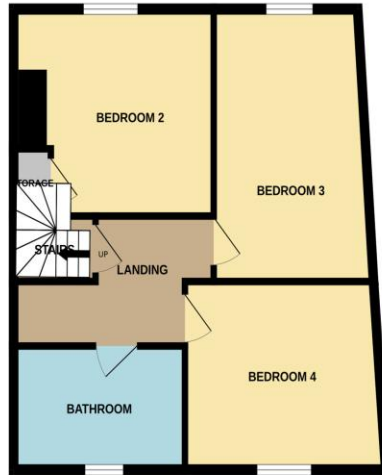
West Street, Wareham, BH20 4JY

PRICE £675,000

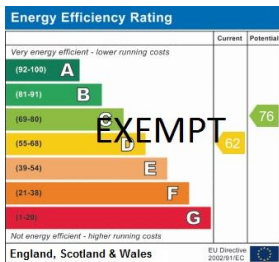
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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 located in the centre of Wareham, which 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 and the museum. There is also a popular market every Saturday on Wareham quay.

Measurements:

Lounge	11'9"	(3.60m)	x	13'1"	(3.99m)
Dining room	13'2"	(4.03m)	x	9'2"	(2.80m)
Kitchen	16'5"	(5.01m)	x	11'0"	(3.35m)
Utility Room	11'4"	(3.47m)	x	6'0"	(1.84m)
Cloakroom	2'10"	(0.88m)	x	3'1"	(0.94m)
Bedroom 1	17'6"	(5.34m)	x	12'2"	(3.71m)
En suite	8'3"	(2.53m)	x	4'0"	(2.53m)
Bedroom 2	11'11"	(3.65m)	x	12'2"	(3.10m)
Bedroom 3	13'0"	(4.10m)	x	9'5"	(2.87m)
Bedroom 4	9'5"	(2.87m)	x	10'6"	(3.20m)
Bathroom	8'2"	(2.48m)	x	4'0"	(1.23m)

West Street, Wareham, BH20 4JY

PRICE £675,000

The Property:

This light & spacious grade II listed property has undergone a sympathetic but modern high spec renovation in 2023.

It is accessed via a double glazed front door leading into an entrance vestibule where there is a further glass door leading into the lounge.

In the characterful lounge karndean flooring flows throughout & on into the kitchen/diner. The feature of the room is a brick surround fireplace with a log burner & a tiled hearth. There is a sash window to the front aspect & a vertical radiator.

The kitchen/diner is beautifully fitted with a matching range of cupboards at base & eye level with soft closing drawers including pan drawers, spice racks & a pull out bin. Integral appliances include a dishwasher, induction hob with an extractor & light above, a double oven with one being a combination air fryer, a steam and microwave oven, a full length fridge & a full length freezer & a one and a quarter bowl sink with sink waste & a 4 in 1 quooker tap, with splash back tiling surrounding all work surfaces & a matching breakfast bar. A cupboard houses the boiler. To the rear aspect there is a stable door with a matching rear window also a vertical radiator.

A square arch flows through into the dining room which has two sash windows to the front aspect with a window seat & storage below. There is also a vertical radiator, tv & gas point.

The inner hallway gives access to the utility room, a downstairs cloakroom & stairs going to the first floor accommodation. The downstairs cloakroom comprises of a wash hand basin with splash back tiling & a wc with storage space behind. The Utility room has a work surface with splash back tiling surrounding, a sink with a side drainer & a water softener & power pump for the entire house are housed underneath & base cupboards, plumbing for a washing machine & a dryer, space for an upright fridge freezer, extractor fan, radiator & a double glazed Velux window with a double glazed rear door out to the garden.

Stairs lead up to the first floor accommodation.

Bedroom 2 is a double sized room with a sash window out to the front aspect with a radiator beneath & useful storage cupboards which flows around behind the back of the staircase.

Bedroom 3 is a double sized room with a sash window to the front aspect with a radiator beneath & a useful alcove ideal for bookshelves.

Bedroom 4 is a double sized room currently used as a home office & includes a double glazed window to the rear aspect with a radiator below.

The family bathroom has floor to ceiling tiling as well as tiled flooring with a double glazed window out to the rear aspect. It comprises of a wc with a handheld bidet hose, a wash hand basin set into the vanity unit with drawers & cupboards below, a double ended bath with a wall mounted shower attachment & a separate shower cubicle with both rainfall and handheld showers, an extractor fan & a heated towel rail.

Stairs give access to the spacious top floor master suite comprising of a vertical mirror radiator, a window to the front aspect, a double glazed Velux window to the rear aspect & loft access via a hatch. The room features a curved brick chimney breast & benefits from under eaves wardrobe space & storage space all the way round. The en suite has floor to ceiling tiling & comprises of a wc with a handheld bidet hose, a wash hand basin set into the vanity unit with storage below & a shower cubicle with rainfall and handheld showers, an extractor fan, a heated towel rail & a double glazed Velux window.

Garden / Parking

The rear enclosed garden has a patio abutting the property with an outside tap, power points & a BBQ area. There are raised beds on the left hand side of the boundary & a lawned area. A gate gives access to the parking area at the rear which benefits from an electric car charging point.

Estate Agents Notes

The entire house has been wired for an alarm system if required & has Cat 5 wiring & Wi-Fi boosting throughout.

