



Connells

Cologne Road
Bovington Wareham



Property Description

Situated in the ever-popular village of Bovington lies this recently refurbished and extended family home. The accommodation on the ground floor beautifully light and airy and comprises an entrance porch, well-proportioned snug/lounge, modern kitchen, shower room as well as recently extended lounge-diner with skylights and bi-folding doors opening to the rear garden. The first floor benefits from three generous bedrooms as well as family bathroom. To the front there is ample driveway parking for at least 3 cars as well as a wild flower garden. The rear garden is spacious and also low maintenance with a patio area, artificial lawn and decking. There is also a summerhouse with power.

The area benefits from a range of primary, secondary and specialist schools, all rated as Good by Ofsted, is close to local attractions such as Monkey World and the Tank Museum and only a 20 minute walk from Wool train station with access to London Waterloo in 2 1/2 hours.

Entrance Porch

Double glazed door to the front, a double glazed window to the side and a doorway leading to the lounge.

Lounge

11' 2" x 19' 5" (3.40m x 5.92m)

Doorway leading from the porch, a double glazed window to the front aspect, a woodburner, two radiators, a television aerial socket, stairs leading to the first floor and a doorway leading to the kitchen.

Kitchen

9' 11" x 19' 4" (3.02m x 5.89m)

Doorway leading from the lounge, a double glazed window to the side aspect, a fitted kitchen with a range of wall and base units, a radiator, a water softener, an understairs cupboard, a consumer unit and a doorway leading to an inner hallway and to the rear lounge / dining room.

Cloakroom

Door leading from the inner hallway off the kitchen and laid out as a wet room with a WC, a wash hand basin, an extractor fan and a shower.

Rear Lounge /Dining Room

19' x 16' 7" (5.79m x 5.05m)

A spacious, versatile room with a double glazed skylight, air con, a doorway leading to a utility cupboard and double glazed bi-fold doors to the rear leading onto the rear garden.



First Floor

First Floor Landing

Stairs leading up from the ground floor, a double glazed window to the side and doorways leading to the three bedrooms and the family bathroom.

Bedroom 1

12' 7" x 11' 3" (3.84m x 3.43m)

Doorway leading from the landing, a double glazed window to the front, a radiator, a television aerial socket and fitted wardrobes.

Bedroom 2

13' x 8' 3" (3.96m x 2.51m)

Doorway leading from the landing, a double glazed window to the rear, a radiator, fitted wardrobes and loft access via a ladder to a mostly boarded out loft.

Bedroom 3

18' 2" x 11' 3" (5.54m x 3.43m)

Doorway leading from the landing, a double glazed window to the side and a radiator.

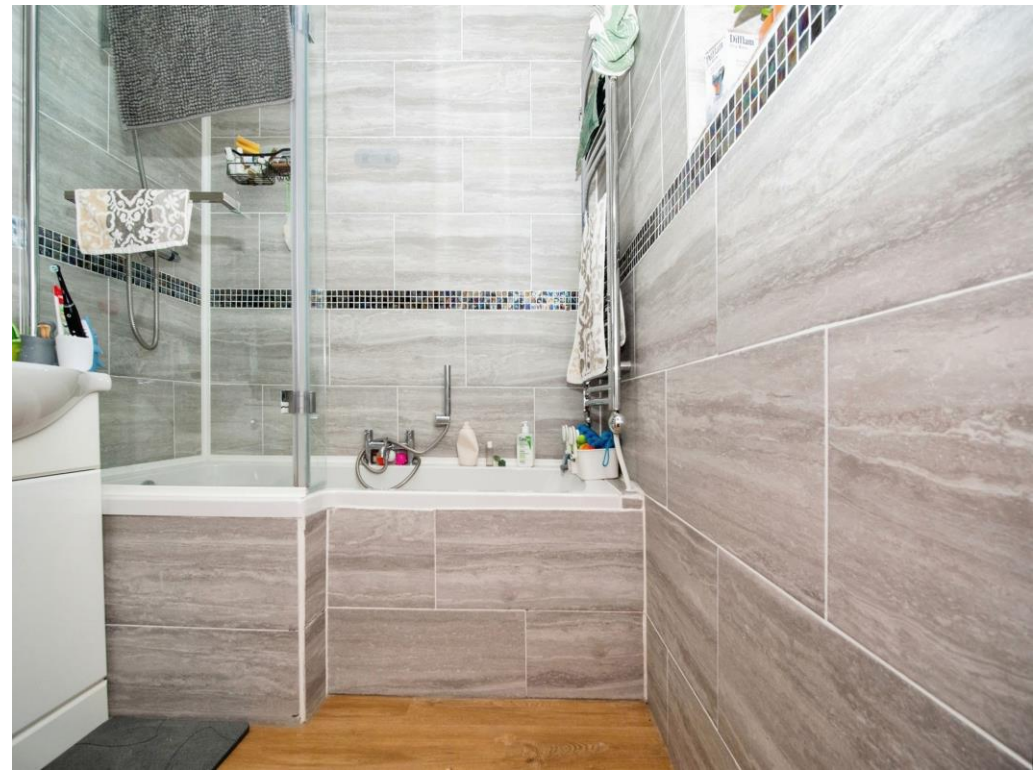
Bathroom

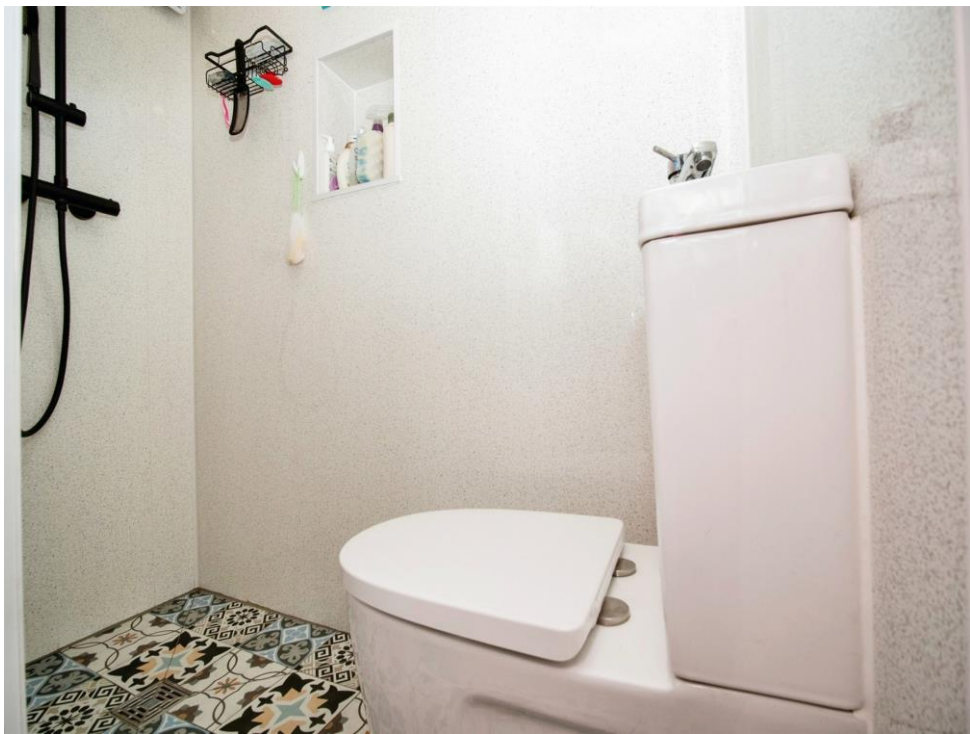
Doorway leading from the landing to a fully tiled bathroom, a double glazed window to the side, a wash hand basin, a bath with a shower above, a WC, an extractor fan and a shaver point.

Outside

Rear Garden

With side access, a patio, a decked area perfect for alfresco dining, a summerhouse providing power and additional storage, a wood shed stocked with wood for the coming winter and an artificial lawn that allows all year round use.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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Property Ref: DCH308656 - 0016