



Connells

Bere Road  
Wareham





## Property Description

We are delighted to bring to the market this well-presented detached family home situated close to Wareham town centre and local amenities including the mainline train line to London Waterloo. The versatile accommodation includes a downstairs bedroom with an en suite shower room, fantastic fitted kitchen/diner and two reception rooms downstairs. There are gardens to the front and rear, the rear being fully enclosed with a decked area ideal for entertaining.

### Front Door To:-

### Entrance Hall

Double glazed window to side, 2 radiators, under stairs storage cupboard, telephone point, tiled floor, stairs to 1st floor, doors to all rooms.

### Sitting Room

11' 6" Max to Bay x 11' 5" ( 3.51m Max to Bay x 3.48m )

Double glazed bay window to front, 2 radiators, picture rail, feature fireplace.

### Lounge

16' 8" Max x 11' 6" Max ( 5.08m Max x 3.51m Max )

Double window to side and front, doors to rear, radiator, picture rail, feature fireplace.

### Inner Hallway

Radiator, door to double downstairs bedroom and kitchen.

### Kitchen/diner

22' 1" Max x 18' 5" ( 6.73m Max x 5.61m )

Range of wall and floor units with work surface over, inset sink unit, built in oven and hob, double glazed window and doors to rear, 2 radiators, tiled floor, built in dishwasher, fridge and freezer. Door to:-

### Hallway

Cupboard housing hot water boiler, tiled floor. Doors to:-

### Downstairs WC

Compliments of low level WC and wash hand basin, radiator, continuation of tiled floor.

### Utility Room

9' 11" x 7' 7" ( 3.02m x 2.31m )

Wall mounted boiler, inset sink unit, plumbing for washing machine, double glazed window and door to rear, radiator, continuation of tiled floor.

## Downstairs Bedroom

20' 7" Max x 10' 1" ( 6.27m Max x 3.07m )

Initial lobby area with wardrobes and window to front, double glazed bay window to front, double glazed window to side, radiator, laminate flooring. Door to:-

## Shower Room

Modern white suite compliments of low level WC, wash hand basin and shower cubicle, double glazed window to rear, heated towel rail, tiling.

## Landing

Double glazed window to side, radiator, picture rail, storage cupboard, loft access. Doors to all rooms.

## Bedroom 1

20' Max x 14' 9" Max ( 6.10m Max x 4.50m Max )

Double glazed to rear, radiator. Door to:-

## En Suite

Compliments of low level WC, pedestal wash hand basin, storage cupboard and claw foot bath with telephone taps, tiling, roof window.

## Bedroom 2

10' 3" x 11' 2" ( 3.12m x 3.40m )

Initial lobby area with space for wardrobe, door to en-suite (not measured), double glazed window to rear, radiator.

## En-Suite

Compliments of low level WC, pedestal wash hand basin and panelled bath with shower over.

## Bedroom 3

11' 6" x 11' 5" (Max not into bay) ( 3.51m x 3.48m (Max not into bay) )

Double glazed window to front, radiator, fireplace, picture rail.

## Bedroom 4

8' 8" x 11' 2" ( 2.64m x 3.40m )

Double glazed window to rear, radiator.

## Bedroom 5

10' 1" x 9' ( 3.07m x 2.74m )

Double glazed window to front, radiator.

## Bathroom

White suite comprising of low level WC, wash hand basin and shower cubicle. Double glazed window to front, radiator. Cupboard.

## Outside

To the front of the property is a gravelled driveway providing off road parking, there are mature shrubs and trees. The enclosed rear garden has an initial decked area, ideal for outside dining and entertaining which leads to a substantial lawned area with further mature shrubs and trees



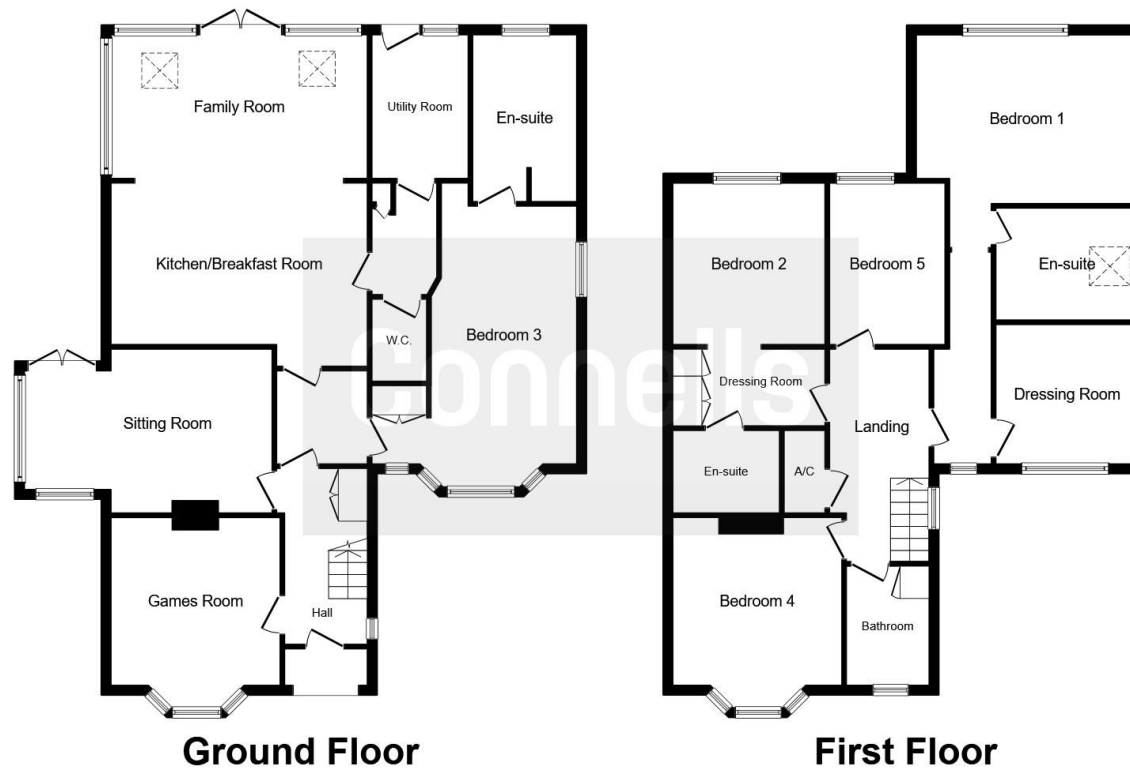












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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