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Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

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119 Cologne Road

Wareham, BH20 6NS

£335,000 Freehold



- Beautifully Presented & Extended Semi-detached Family Home
- Family Bathroom & Wet Room
- Open Plan Kitchen Diner
- EPC Rating D
- Driveway Parking for Multiples Vehicles
- 3 Bedrooms, 2 Doubles
- Generously sized South Facing Rear Garden
- 2 Reception Rooms with Log Burners
- Council Tancil Tax Band B
- 'Good' School Catchment Area

A beautifully presented three bedroom semi-detached home which benefits from substantial modernization with an extensive south facing rear garden and off street parking for multiple vehicles. Situated in Bovington within catchment for 'good' OFSTED rated local schools, just a short distance from the village of Wool & Wool train station with a direct train line to London Waterloo.

The ground floor accommodation comprises an entrance porch, 2 reception rooms both featuring Log burners situated either side the kitchen and a ground floor wet room/w.c.

The beautifully presented kitchen adjoins an open plan living room to the rear of the property. Large Bi-folding doors run the full width of the room and approach the patio area & garden, leading to the garden cabin & log store shed to the far end. The rear garden is fully enclosed with side gated access to the front of the property.

On the first floor are the bedrooms and family bathroom. Stairs from the living room to the first floor landing approach the stylishly designed bathroom with two further stairs leading up to two double bedrooms and a further single bedroom.



Front Porch 6'10" x 3'3",272'3" (2.10 x 1,83)

UPVC front door leads into the porch . Side aspect UPVC window, internal door leading into the living room / snug. Wood laminate flooring, radiator, pendant light.

Living Room / Snug 19'6" x 9'8" (5.95 x 2.96)

A charming living room to the front of the property benefitting from dual aspect UPVC windows. Stairs to the first floor. Chimney Brest with built in log burner. Wood laminate flooring. Twin fixed ceiling lights. Radiator. Leads into the kitchen:

(N.b. The two stained glass doors are not part of the sale and will be replaced on completion.)

Kitchen 16'1" x 10'0" (4.91 x 3.07)

A stylish open aspect cream kitchen range of wall & base units with wood effect worktops, wood laminated flooring and a range of appliances including a gas hob, electric oven with extractor hood, integrated Bosch dishwasher & space for a fridge/freezer.11'2 bowl stainless steel sink with chrome mixer power tap ideally positioned overlooking the rear living room diner and garden. Vaillant boiler. Inset spot lights, Radiator. Side aspect UPVC window. Under stairs built in storage cupboards and door to wet room. Open plan leading into living room/diner.

Open Plan Living Room / Diner 19'0" x 16'8" (5.81 x 5.09)

Adjoining the kitchen area is this superbly presented light and spacious open-plan reception lounge/diner with full width bi-fold doors leading onto the patio approach to the extensively sized rear garden. Feature skylight with automatic black out blinds and a wall mounted air conditioning unit/dehumidifying. Wood laminating flooring, inset spot lights & ceiling lights & two radiators. Open plan configuration leads into the Kitchen area and access the ground floor WC.. A thoughtfully designed utilities cupboard provides space and plumbing for a washing machine and tumble dryer with further utility storage space.

Wet Room 5'9" x 2'7" (1.76 x 0.79)

Conveniently accessed via the rear living room /diner. Wet room shower room with feature tiled flooring and recessed wall shelf. Push button WC. & sink. Inset spot lights.

Landing

Side aspect UPVC. Stairs from the living room to the first floor landing approach the stylishly designed bathroom with two further stairs leading up to two double bedrooms and a further single bedroom. Airing cupboard. Loft access, partially boarded. Carpet flooring. Pendant light.

Bedroom 1 12'10" x 11'3" (3.92 x 3.45)

The frontal aspect master bedroom is of generous proportion with a fitted wardrobe to the far side. Radiator. Carpet flooring. Pendant light fitting.

Bedroom 2 13'1" x 11'3" (3.99 x 3.45)

Bedroom 2 presents a generous second double, with garden views. Radiator. Carpet flooring. Pendant light fitting.

Bedroom 3 15'9" x 6'6" (4.81 x 1.99)

A generous single bedroom. Side aspect UPVC. Carpet flooring. Radiator. Pendant light.

Bathroom 6'9" x 5'9" (2.07 x 1.77)

A stylishly designed family bathroom. Bath with shower over bath, glazed door & chrome controls. Chrome heated towel radiator. Fully tiled walls and wood laminate flooring. Contemporary vanity unit sink with wall-mounted mirror over, a concealed cistern low level WC. Recessed ceiling spotlights. Extractor fan .Chrome heated towel radiator over bath. Side aspect frosted glazed UPVC window.

Outside

The property is set back from the road centrally situated within the plot. Driveway parking to the front of the property with space for several vehicles. Feature raised corner flower bed. There is gated side access leading to the rear garden.

To the rear of the property is a generously sized flat level family garden, largely laid as lawn with artificial turf. The lawn leads further to a rear garden cabin with power, which extends the width of the rear garden, as well as an additional wood store shed.

Tenure

Freehold

Council Tax Band B

EPC Rating D

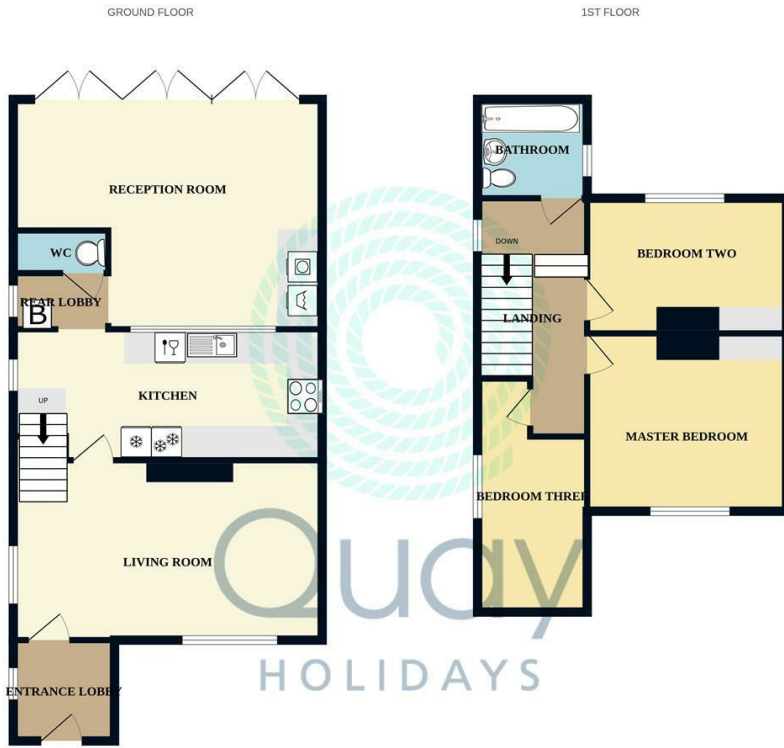
Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Environment Agency Flood Risk:

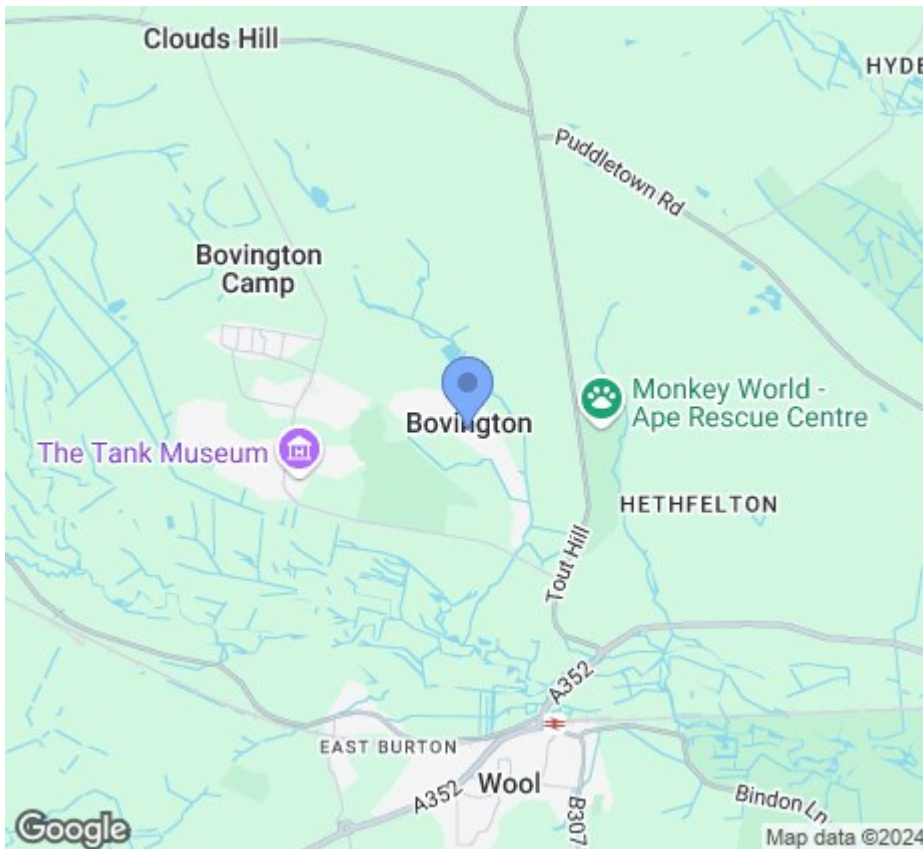
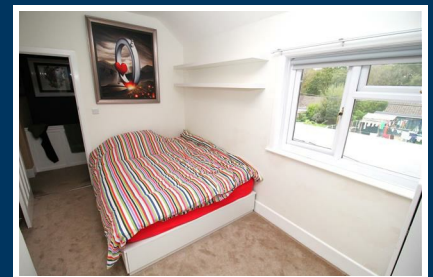
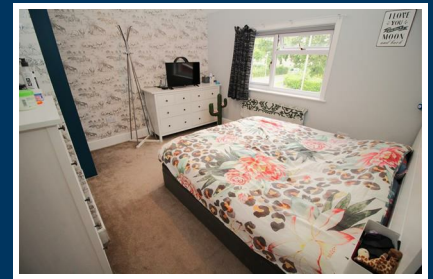
Yearly chance of flooding - Surface Water - Very Low
- Rivers and the sea - Very Low

Broadband Speeds Available: Standard 7 Mbps 0.8 Mbps Good
Superfast 80 Mbps 20 Mbps Good





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix, ©2024



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	66
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



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