

PURBECK PROPERTY

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5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

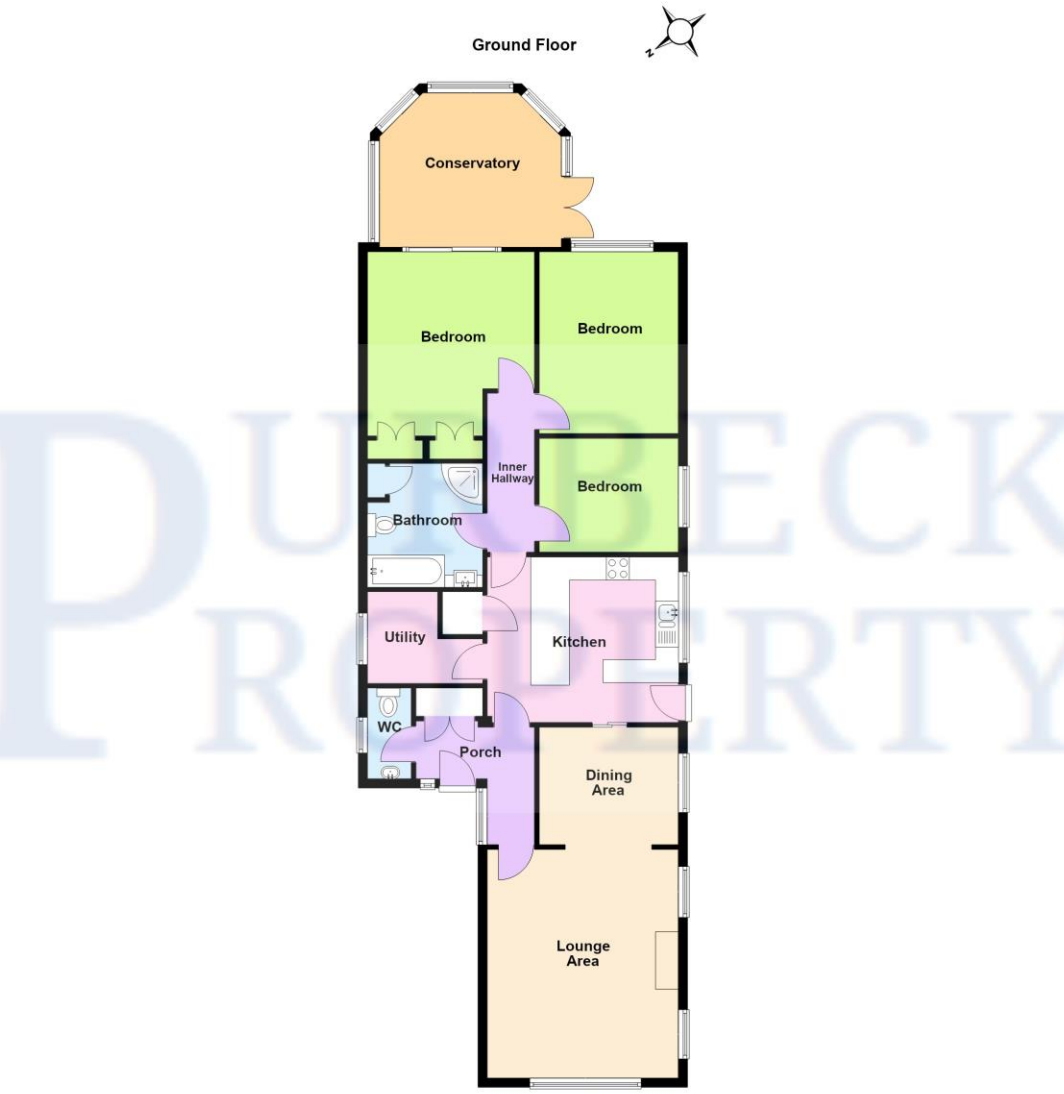
A 3 BEDROOM DETACHED BUNGALOW WITH A SEPARATE LOUNGE & DINING ROOM. BENEFITING FROM A CONSERVATORY & ENCLOSED GARDEN WITH A VEGETABLE PATCH.
NO FORWARD CHAIN
INTERNAL VIEWING RECCOMENDED





Chalk Pit Lane, Wool BH20 6DW

PRICE £475,000

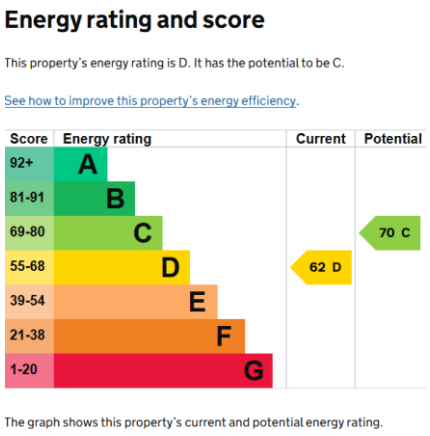


Total area: approx. 117.4 sq. metres (1263.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Wareham 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 & the museum. There is also a market every Saturday.



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Wareham,
Dorset, BH20 4LR
sales@purbeckproperty.co.uk

Tel 01929 556660

www.purbeckproperty.co.uk

IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.

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The Property:

This bungalow is accessed via a glass panelled door leading into the entrance hallway, which has matching double glazed windows to the front aspect. The hallway has useful double doors/cupboard with hanging rail & storage space, together with a radiator & tiled flooring which flows throughout.

The cloakroom has a WC, a wash hand basin with splashback tiling, an opaque double glazed window to the side aspect & a radiator.

The kitchen/breakfast room has a matching range of base & eye level cupboards, with drawers & display shelving. A one & a quarter sink with side drainer is set into the work surface, with splashback tiling surrounding, the work surface also incorporates two breakfast bars. There is a four ring gas hob set into the work surface, with oven & grill below & an extractor light above. The room has double glazed windows to the side aspect, together with a matching door, tiled flooring & a radiator. There is also an airing cupboard housing the hot water tank, with slatted shelving.

The utility room has tiled flooring flowing from the kitchen, an opaque double glazed window to the side aspect, space & plumbing for a washing machine, space for an upright fridge freezer & a cupboard housing the boiler. There is also a radiator.

A sliding panel door leads through into the dining room, which has a upvc double glazed window to the side aspect with a radiator beneath. An archway leads through into the spacious lounge.

The spacious lounge enjoys a double aspect, with a upvc double glazed window overlooking the front aspect with a radiator beneath, with two matching windows to the side aspect & three radiators. The feature of this room is a Purbeck stone fireplace with space for an inset gas fire & marble effect base.

An inner hallway gives access to the remainder of the accommodation, with wood laminate flooring flowing through the hallway & into the main bedroom.

Bedroom 1 is a double sized room with two integral floor to ceiling cupboards, wood laminate flooring & a upvc double glazed sliding door leading into the conservatory.

The conservatory has upvc double glazed patio doors leading out to the rear garden, together with windows on dwarf brickwork & a polycarbonate roof. There are electrical points & tiled flooring.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the rear garden, with a radiator beneath.

Bedroom 3 is a double sized room with a upvc double glazed window to the side aspect, with a radiator beneath.

Parking:

This property is conveyed with a tarmac driveway with parking for multiple vehicles.

Garden:

The enclosed rear garden has a brick paved patio area abutting the property which leads up to a lawned area with raised beds & an additional seating area with the rear of the garden set out with a vegetable plot, a green house & two sheds

Measurements:

Lounge	15'10" (4.83m) x 13'7" (4.14m)
Dining room	8' (2.45m) x 9'10" (3.01m)
Kitchen	11'9" (3.58m) x 13'6" (4.13m)
Utility room	6'5" (1.96m) x 4'9" (1.45m)
Conservatory	10'10" (3.31m) x 13'1 (3.99m)
Cloakroom	6'5" (1.96m) x 2'11" (0.91m)
Bedroom 1	11'9" (3.60m) x 12'2" (3.70m)
Bedroom 2	12'9" (3.89m) x 9'10" (3m)
Bedroom 3	9'10" (3.01m) x 8'1" (2.47m)
Bathroom	8' (2.43m) x 8'10" (2.69m)







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