PURBECK PROPERTY

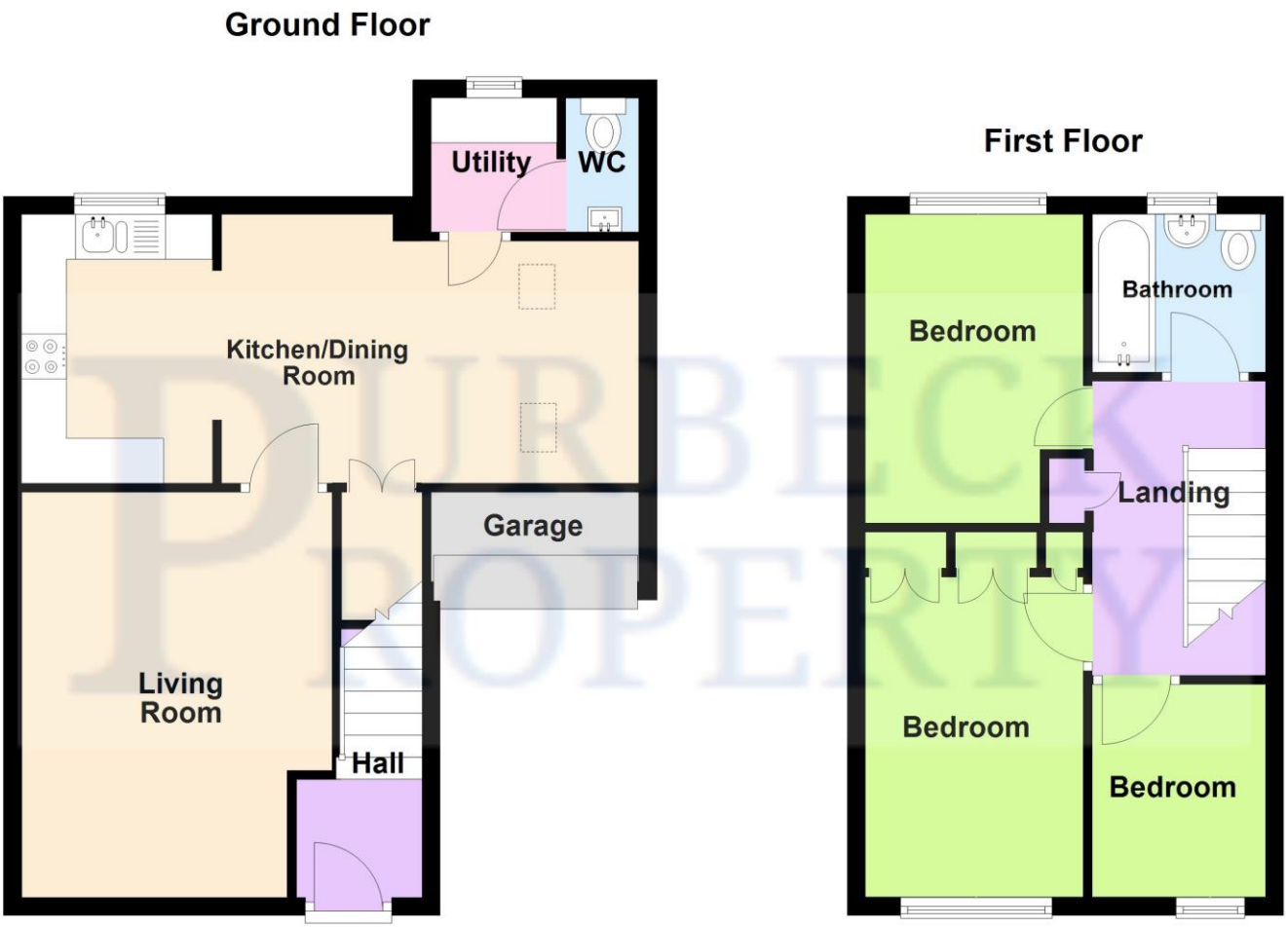
CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A WELL PRESENTED MODERN 3 BEDROOM FAMILY HOME SET IN A QUIET CUL DE SAC & BENEFITING FROM AN ENCLOSED REAR GARDEN
VENDOR SUITED WITH COMPLETE CHAIN
INTERNAL VIEWING HIGHLY RECOMMENDED

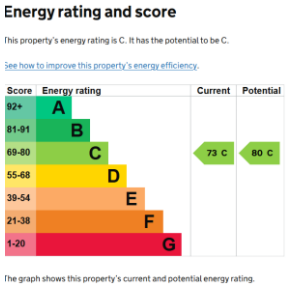
Bitchams Mead, Bere Regis, Wareham, BH20 7ND

O.I.E.O. £335,000



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 set in the popular village of Bere Regis (Kingsbere in the Thomas Hardy books) and is situated 6 miles northwest of Wareham with Wareham Forest in between. The village has two public houses, a convenience store, sports club, primary school & a post office. There are excellent walks along the Bere stream. The major town of Poole is 13 miles to the east with Dorchester 11 miles to the west on a bus route from the village.



5 South Street,
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.

Bitchams Mead, Bere Regis, Wareham, BH20 7ND

O.I.E.O. £335,000

The Property:

This well presented home is accessed via an opaque double glazed front door leading through into an entrance hallway where there is a radiator, stairs to the first floor accommodation & an area for coats & shoes.

The spacious living room is set at the front of the property with upvc double glazed windows overlooking the front garden & a radiator beneath.

The kitchen has a matching range of cupboards at base & eye level with under lighters & soft closing drawers. Set into the work surface is a one & a quarter bowl sink with side drainer & splash back tiling surrounding as well as a four ring ceramic hob with a double oven/ grill below & a chimney style extractor fan & light above with stainless steel splashback. Integral appliance include a dishwasher, a fridge & a freezer. There is a upvc double glazed window overlooking the rear garden & wood laminate flooring flowing through into the dining area with 3 radiators, spotlights & double Velux windows to front & rear aspect

The utility room has a upvc double glazed window overlooking the rear garden, a worksurface with a cupboard beneath as well as space & plumbing for a washing machine with access into the downstairs cloakroom, comprising of a WC, a wash hand basin set into the vanity unit with storage below, a heated towel unit & an extractor fan.

The stairs lead up to the first floor accommodation where there is access to the loft via a hatch & a storage cupboard with slatted shelving.

Bedroom 1 is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from fitted double door wardrobes & storage space.

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

Bedroom 3 has a upvc double glazed window overlooking the front aspect with a radiator beneath.

The modern family bathroom comprises of a WC, a wash hand basin & a bath with a wall mounted shower & concertina shower door. There is an extractor fan, a heated towel rail & an opaque upvc double glazed window to the front aspect.

Garden:

The front garden is laid to lawn with shrubs surrounding & a path leading upto the front door. The rear enclosed garden has a patio area abutting the property with the remainder laid to lawn with a shed & a raised decked area at the rear ideal for entertainment.

Parking/ Garage:

There is a tarmac driveway providing off road parking with an EV charger & a garage with a roller door only used for storage

Measurements:

Lounge	14'10"	(4.52m)	x	11'5"	(3.50m)
Dining Room	16'3"	(4.96m)	x	10'3"	(3.12m)
Kitchen	10'1"	(3.08m)	x	7'3"	(2.21m)
Utility Room	4'7"	(1.39m)	x	5'	(1.52m)
Cloakroom	5'	(1.52m)	x	2'7"	(1.52m)
Garage	8'4"	(2.56m)	x	3'4"	(1.02m)
Bedroom 1	12'	(3.67m)	x	8'2"	(2.50m)
Bedroom 2	1'4"	(3.47m)	x	8'7"	(2.62m)
Bedroom 3	9'3"	(2.82m)	x	6'5"	(1.97m)
Bathroom	6'6	(1.98m)	x	5'7"	(1.70m)

5 South Street,
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.