



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE 3 BEDROOM FAMILY HOME
SET WITHIN THE POPULAR WOODLANDS DEVELOPMENT IN SANDFORD
BENEFITTING FROM A GARDEN & GARAGE
NO FORWARD CHAIN.**



Rowan Close, Sandford BH20 7QH

PRICE £375,000



*All the energy related information is provided to assist the buyer in making a decision on the energy efficiency of the property. It is not a guarantee of the energy efficiency of the property. The buyer should seek professional advice on the energy efficiency of the property. The buyer should also consider the energy efficiency of the property in relation to the cost of the property.

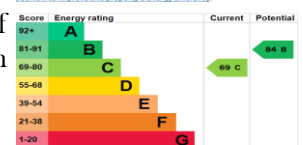
Location:

The property is set in the popular Woodlands development in Sandford. It is a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham itself 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 and the museum. There is also a market every Saturday.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy ratings.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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The Property:

The immaculate home is accessed via a upvc double glazed entrance porch with an integral doormat, shoe shelving & a coat rack. A further double glazed door leads into the entrance hallway, which has vinyl plank flooring flowing through into the living room, stairs leading to the first floor accommodation & a radiator.

The modern fitted kitchen comprises of a 4 ring gas hob set into the work surface with an oven below, an extractor light above & stainless steel splashback. There is a matching range of cupboards at base & eye level with soft closing drawers, space for an upright fridge/freezer, washing machine & dishwasher. A one & a quarter bowl sink with side drainer is set into the work surface, with splashback tiling surrounding & a upvc double glazed window looking out to the front aspect. Tiled flooring flows throughout & there is a serving hatch through into the living room.

The living room has a continuation of the vinyl plank flooring from the hallway, with a feature fireplace with a marble effect basin & hearth with space for an inset electric fire. There is a upvc double glazed window to the side aspect & matching French doors leading out into the conservatory. There is also a radiator & spacious understairs storage cupboard.

The conservatory comprises of upvc double glazed windows with French doors leading out to the rear garden, a polycarbonate roof & tiled flooring.

The modern downstairs cloakroom comprises of a WC & wash hand basin, with splashback tiling, a radiator & an opaque double glazed window to the front aspect.

Stairs lead up to the first floor accommodation, with access to the loft via a hatch & an airing cupboard housing the hot water tank with slatted shelving.

Bedroom 1 is a generously sized room with a upvc double glazed window overlooking the rear garden & a radiator beneath. The room benefits from a range of fitted wardrobes with hanging rails, shelving & drawers.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the front aspect & a radiator beneath. There is space for wardrobes.

Bedroom 3 is a good-sized single bedroom with a upvc double glazed window overlooking the front garden & a radiator beneath.

The family bathroom comprises a matching suite with a WC, wash hand basin set into a vanity unit with storage below & a bath with a wall mounted electric shower & concertina shower door. There is splashback tiling, an opaque upvc double glazed window to the side aspect, heated towel rail, extractor fan & shaver point with light.

Garage & Parking:

The garage has a pitched roof, ideal for storage, with an up & over door, power & light. A long driveway in front provides off road parking for a number of vehicles, with 6ft security gates.

Garden:

The rear garden is predominantly laid to lawn, with flower borders to the side & a raised bed at the rear. A patio area at the rear of the garden. A security gate gives access to the front garden which is laid to lawn with a brick paved path leading up to the front door.

Measurements:

Lounge	19'9" (6.04m) x 14'9" (4.50m)
Kitchen	9'8" (2.94m) x 7'11" (2.42m)
Conservatory	8'3" (2.51m) x 9'2" (2.81m)
Cloakroom	5'8" (1.73m) x 3'1" (0.94m)
Bedroom 1	14'9" (4.50m) x 9' (2.75m)
Bedroom 2	12'11" (3.94m) x 7'11" (2.43m)
Bedroom 3	8'9" (2.68m) x 6'5" (1.97m)
Bathroom	7'3" (2.21m) x 8' (2.43m)

