



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM SEMI DETACHED FAMILY HOME SET IN THIS POPULAR RESIDENTIAL
LOCATION & SET AT THE END OF A CUL DE SAC.
THE PROPERTY BENEFITS FROM A GARAGE.
NO FORWARD CHAIN**



Avon Drive, Northmoor, Wareham BH20 4EL

PRICE £335,000



Location:

The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a popular market every Saturday on the Quay.

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The Property:

This family home is accessed via an opaque upvc double glazed door leading through into the entrance hallway where there is wood laminate flooring throughout.

The living room is set at the front of the property with a large upvc double glazed window with a radiator beneath and an additional radiator to the side. There is a fireplace with space for an inset fire with alcoves to either side & fitted cupboards.

The kitchen/diner has a four ring gas hob set into the work surface with an extractor over and a fitted oven and grill to the side. There is a matching range of cupboards at base and eye level. A one & a quarter bowl sink is set into the work surface with splashback tiling surrounding with the surface also incorporating a breakfast bar. There is space and plumbing for a dishwasher. Upvc double glazed patio doors with matching windows to the side lead out to the rear garden. There is a wall mounted boiler, an understairs storage cupboard & space for a large upright fridge/freezer.

The utility room has a polycarbonate roof & a upvc double glazed door with a window to the side out to the rear aspect. There is space & plumbing for a washing with work surface over, cupboards below and shelving to the side.

The downstairs cloakroom has a wc & a window through into the utility room.

Stairs lead up to the first floor landing where there is access to the loft via a hatch & a double door cupboard for storage.



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

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath, the room benefits from a concertina door wardrobe with hanging rail and shelving above.

The second bedroom is a double sized room with a upvc double glazed window out to the front aspect with a radiator beneath. The room benefits from a concertina wardrobe with a hanging rail and storage above.

The third bedroom has a upvc double glazed window overlooking the front garden with a radiator beneath.

The family bathroom has a suite comprising of a wc, a wash hand basin & a bath with a separate wall mounted shower. There is an opaque upvc double glazed window to the rear aspect & floor to ceiling tiling.

Garage & Parking:

There is a garage with an up and over door and plenty of parking in the cul de sac.

Garden:

The rear garden has a lawn with a patio area abutting the property, it's enclosed by fencing with a gate giving access to the rear, there is also hard standing at the rear ideal for a shed.

The front garden is predominately laid to lawn with a path leading up to the front door.

Measurements:

Lounge	16'11" (5.15m) x 11'11" (3.64m)
Kitchen/Diner	16'11" (5.16m) x 10'7" (3.23m)
Utility	5'9" (1.75m) x 4'8" (1.42m)
Cloakroom	6'3" (1.91m) x 2'3" (0.68m)
Bedroom 1	10'7" (3.23m) x 10'6" (3.21m)
Bedroom 2	11'10" (3.62m) x 9'10" (3.01m)
Bedroom 3	8'3" (2.52m) x 6'6" (2.0m)
Bathroom	5'10" (1.78m) x 5'9" (1.77m)

