



**PURDECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN EXTENDED & VERY WELL PRESENTED 5 BEDROOM FAMILY HOME
SET AT THE END OF A CUL DE SAC LOOKING OUT TO A
FIELD & BEYOND TO THE GOLF COURSE.
NO FORWARD CHAIN**



Seven Barrows Road, Northmoor, Wareham BH20 4BQ

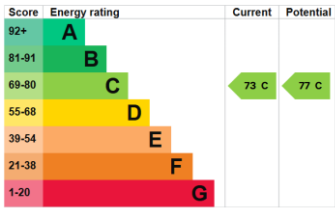
PRICE £450,000



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Plan produced using PlanUp.

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.



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

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The Property:

This spacious & well presented family home is accessed an opaque double glazed front door leading through into the entrance hallway which has an integral doormat, Kardean flooring flowing throughout, a radiator & access to a spacious understairs storage cupboard.

The double aspect lounge has a upvc double glazed window with a radiator beneath overlooking the front aspect. The room has a flame affect fire, continuation of the flooring from the hallway & doors through into the conservatory which has double glazed windows & matching doors out to the garden.

The modern kitchen/breakfast room has a matching range of cupboards at base & eye level with soft closing drawers. There is an integral dishwasher & a free standing Range with 5 hobs, a triple oven & a grill with an extractor hood above & splashback behind. A sink with side drainer is set into the work surface which matches the breakfast bar. Upvc double glazed windows look out to the side aspect with matching patio doors out to the rear garden.

Off the kitchen is the utility room which has matching cupboards & work surfaces as the kitchen. There is space & plumbing for a washing machine, a tumble dryer & for an upright fridge/freezer, plus upvc double glazed windows to the front aspect.

The home office has a upvc double glazed window overlooking the garden with a radiator beneath. The cloakroom comprises of a wc & a wash basin. There is an opaque upvc double glazed window to the front aspect. Both of these rooms have Kardean flooring flowing from the hallway.

Stairs lead up to the first-floor accommodation where there is a galleried landing with a glass balustrade & a double door cupboard with shoe racks. The loft is accessed via two loft hatches.

Bedroom One has a upvc double glazed window overlooking the rear garden & the field beyond with a radiator beneath & a fitted triple mirror fronted sliding door wardrobe with hanging rails & storage space with matching bedside cabinets & a dressing table.

Bedroom Two is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath & an

integral sliding door wardrobe.

Bedroom Three is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

Bedroom Four is a double sized room with a upvc double glazed window overlooking the garden, the field & the golf course beyond & with a radiator beneath.

Bedroom Five is a generous sized single room with a upvc double glazed window overlooking the rear garden & the field with a radiator beneath.

The modern family bathroom comprises of a bath with a shower screen, rainfall & handheld showers, a wash hand basin set into a vanity unit with storage below & a wc. The room is fully tiled & has tiled flooring, an opaque upvc double glazed window to the front aspect, a heated towel rail & an extractor fan.

Garden

The front garden is laid to lawn & has mature shrubs & a path leading to the front door.

The enclosed rear garden has an open outlook on to a field & beyond to the golf course. There is an extensive patio area abutting the property, a Pagoda with light & a raised astro-turf seating area, all making the garden easy maintenance. There are outside power points, a tap & a gate giving access to the front aspect.

Parking:

The family has parking for 2 vehicles on a driveway.

Measurements:

Lounge	22'1" (6.73) x 10'6" (3.22m)
Kitchen	17' (5.19m) x 9'9" (2.99m)
Utility Room	9'10" (3.01m) x 4'3" (1.32m)
Conservatory	10'3" (3.13m) x 9'10" (3.01m)
Study	10'1" (3.08m) x 5'8" (1.73m)
Cloakroom	6' (1.83m) x 2'10" (0.87m)
Bedroom 1	10'10" (3.31m) x 10'7" (3.24m)
Bedroom 2	11' (3.35m) x 10'10" (3.31m)
Bedroom 3	9'10" (3m) x 9'7" (2.93m)
Bedroom 4	11'9" (3.60m) x 9'9" (2.99m)
Bedroom 5	10'1" (3.08m) x 9'6" (2.93m)
Bathroom	7'10" (2.39m) x 5'6" (1.69m)

