



**PURBECK
PROPERTY**

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IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
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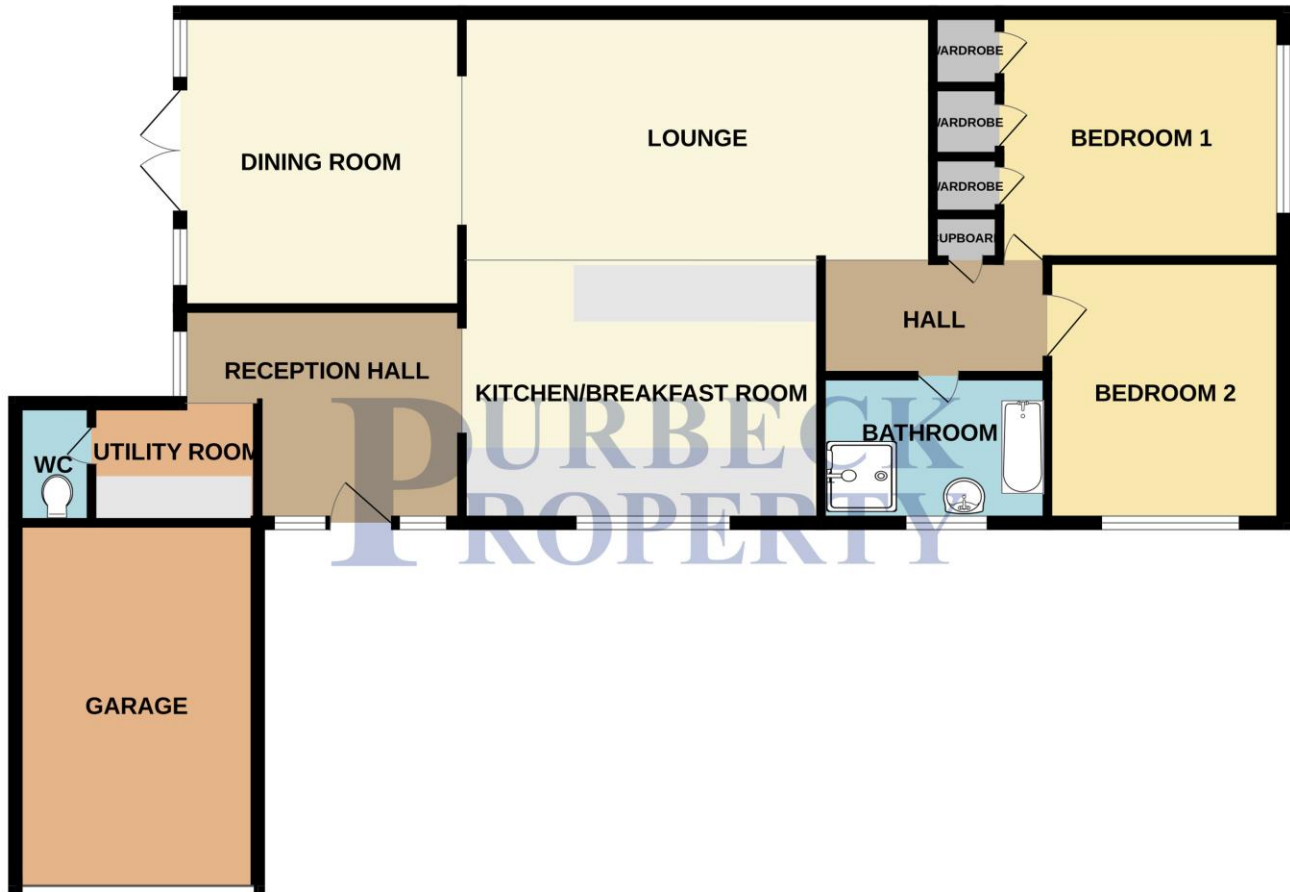
**A VERY WELL PRESENTED 2 BEDROOM BUNGALOW
WITH CONTEMPORARY & BRIGHT LIVING SPACES
AS WELL AS A SPACIOUS GARDEN, GARAGE & DRIVEWAY
INTERNAL VIEWING HIGHLY RECOMMENDED**



Brian Close, Sandford, Wareham, BH20 7BJ

PRICE £375,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location: Set just outside of Wareham Town is this spacious family home within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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, Lady St Mary's Church, library and the museum.

Energy rating and score

This property's energy rating is D. 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 rating.

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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 bright bungalow is accessed via an opaque double glazed front door with opaque windows to either side. leading into a spacious entrance hall where there is a radiator, tiled flooring flowing through into the kitchen, a upvc double glazed opaque window to the side aspect & square arch leads through into the utility room.

The utility room has a continuation of the tiled flooring, comprises of a radiator, a sink with side drainer set to worksurface with splash back tiling surrounding, cupboards below as well as space and plumbing for a washing machine. There is access to the cloakroom which has an opaque upvc double glazed window and a WC.

The modern kitchen has a matching range of cupboards at base level with soft closing drawers. Set into the worksurface is a four ring gas hob with an oven below, a chimney style extractor with light above, a sink with side drainer & splash back tiling surrounding. The worksurface also incorporates a breakfast bar. Integral appliances include a dishwasher, a fridge, a pull out spice rack & a pull out bin cupboard. There is also a upvc double glazed window to the front aspect & double glazed Velux windows.

The room opens out into the living area which has a vertical radiator, square arch into the dining room & wood laminate flooring flowing through into the dining room.

The dining room has a upvc double glazed patio doors with matching windows to the side, leading to a decked area & a radiator.

The inner hallway has access to the loft via a hatch and a cupboard housing the boiler with storage space below.

The master bedroom has a upvc double glazed window overlooking the garden with a radiator beneath. Wood laminate flooring flows throughout. There are integral wardrobes, 2 having hanging rails and shelving and another with slatted shelving.

The second bedroom is a double sized room with a upvc double glazed window overlooking the garden with a radiator beneath.

The modern shower room/ bathroom has a matching suite comprising of a WC, a wash hand basin set to vanity unit with storage below. There is a Victoria roll top bath with a shower attachment & a double shower cubicle with both rainfall and handheld showers & splash back tiling surrounding. There is an opaque upvc double glazed window to the front aspect, a double glazed Velux window, a heated towel rail & tiled flooring.

Garden:

The enclosed rear garden has a gravel and seating area abutting the property, an outside tap. The remainder is laid to lawn which sweeps round the property. The garden is surrounded by hedging and fencing with a shed and a BBQ area at the rear. Outside the dining room there is also an decked area enclosed by fencing & ideal for enjoying the afternoon sun.

Garage/ Parking:

In front of the property is a tarmac driveway providing off road parking for two vehicles, leading up to a garage ideal for storage which has an up and over door, power and light.

Measurements:

Lounge	15'9" (4.82m) x 11'3" (3.44m)
Dining Room	13'4" (4.07m) x 9'1" (2.77m)
Kitchen	10'7" (3.23m) x 10'7" (3.04m)
Utility Room	5'2" (1.57m) x 4'11" (1.51m)
Cloakroom	4'11" (1.51m) x 2'8" (0.81m)
Bedroom 1	10'5" (3.18m) x 13'7" (4.14m)
Bedroom 2	9'7" (2.92m) x 9'9" (2.99m)
Bathroom	10'7" (3.22m) x 5'6" (1.69m)

