



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

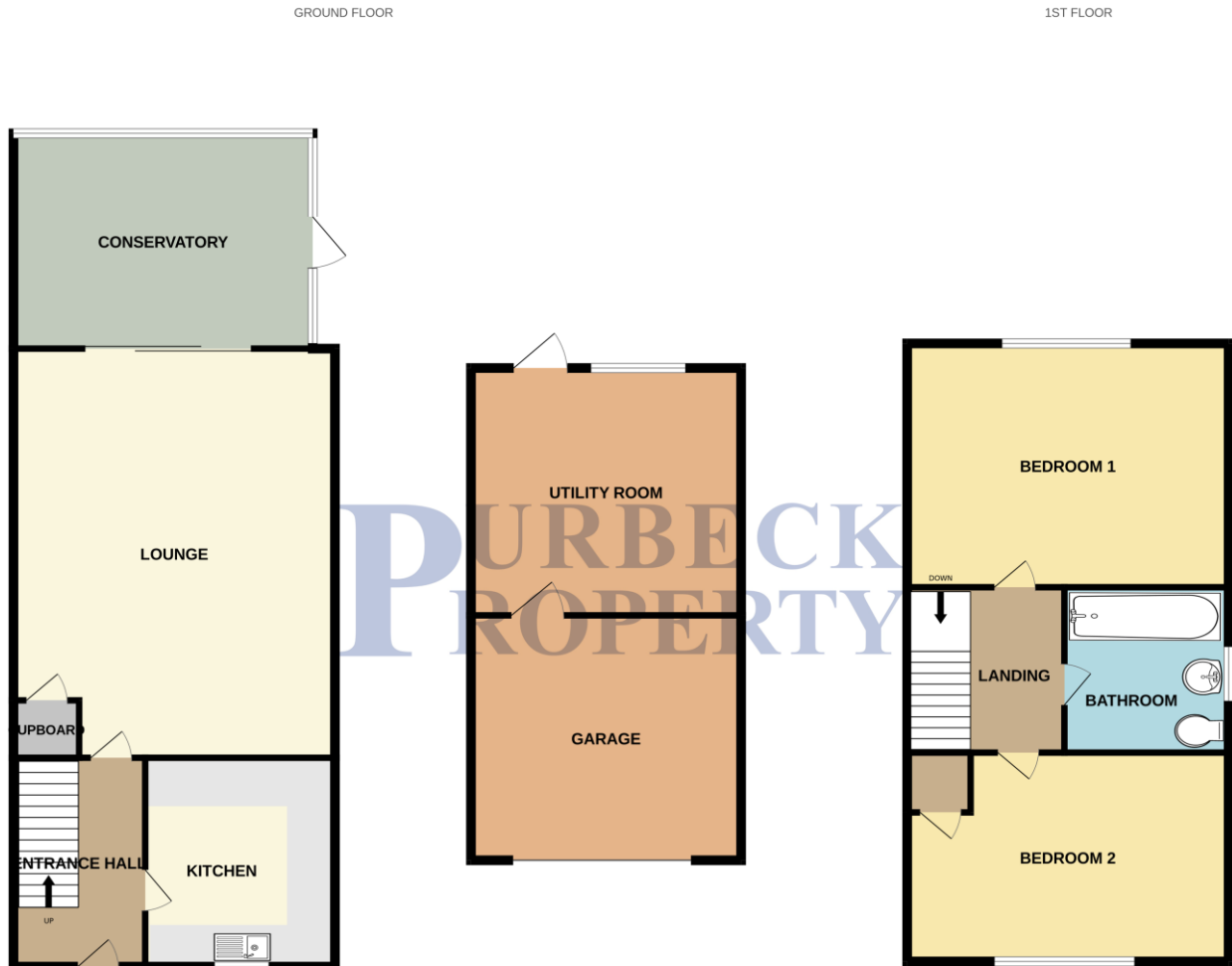
5 South Street  
Wareham  
Dorset  
BH20 4LR  
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**A WELL PRESENTED 2 DOUBLE BEDROOM HOME  
WITH VIEWS OF WOODLANDS AT THE REAR & BENEFITTING FROM  
A CONSERVATORY AND CONVERTED GARAGE/ STUDIO  
NO FORWARD CHAIN**



# Chestnut Close, Sandford, BH20 7QG

PRICE £319,950



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:

The property is set in the popular Woodlands development in Sandford with access to open countryside at the rear of the property. It is also 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.

# Chestnut Close, Sandford, BH20 7QG

## PRICE £319,950

### The Property:

This well presented home is accessed via an opaque double glazed door that opens into the entrance hallway. There are stairs up to the first floor accommodation, an alarm panel and a radiator. Wood laminate flooring flows through the hallway and continues into both the kitchen and the living room.

The modern kitchen comprises of a matching range of cupboards at base and eye level with drawers, a pull out spice rack & wine rack. Set into the worksurface is a four ring gas hob with a pull out light & extractor above, an oven below & a stainless steel splash back. A one and a quarter bowl sink is set into the worksurface with a upvc double glazed window to the front aspect. There is space for an upright fridge freezer, space and plumbing for a washing machine & a glass panel door leads through into the living room.

The spacious living room has a radiator, a useful under the stairs storage cupboard & upvc double glazed patio doors leading out to the conservatory.

The conservatory is upvc double glazed constructed on dwarf brickwork with a polycarbonate roof and door out to the rear garden. There is wood laminate flooring flowing throughout.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch.

The master bedroom is set at the rear of the property with upvc double glazed windows overlooking the garden and onwards to the forest and fields with a radiator beneath.

The second bedroom is a double sized room with upvc double glazed windows to the front aspect with a radiator beneath. There is a useful alcove ideal for a wardrobe or an office desk. There is an integral cupboard housing a boiler with slatted shelving above.

The modern fitted bathroom comprises of a WC with a hidden cistern, a wash hand basin set into a vanity unit with storage below & a bath with rainfall and shower attachments. There is an opaque upvc double glazed window to the side aspect, fitted shelving, a heated towel rail, extractor fan and aqua panelling.

### Garden:

The front garden is laid to lawn with a path leading to the side of the property where there is a security gate providing access to the rear garden and a path leading round to the front door. The rear garden is enclosed by fencing with a shed at the rear. It is predominantly laid to lawn with a patio area abutting the conservatory and an outside tap.

### Garage/ Parking:

The property is conveyed with a garage which has been converted, into a home office/ studio with the front of the garage having an up and over door ideal for storage with parking on the driveway in front.

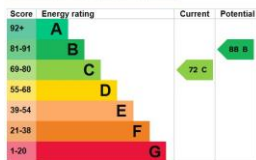
### Measurements:

Lounge	16'3" (4.96m) x 12'4 (3.76m)
Kitchen	9'11" (3.03m) x 6'4 (1.93m)
Conservatory	11'2" (3.40m) x 9'8" (2.95m)
Garage	8'10" (2.70m) x 8'1" (2.47m)
Office/ Studio	9'4" (2.85m) x 8'1" (2.47m)
Bedroom 1	12'4" (3.76m) x 10'2" (3.12m)
Bedroom 2	10'10"(3.30m) x 8'7" (2.62m)
Bathroom	7'1" (2.18m) x 5'9" (1.76m)

### 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 rating.

