

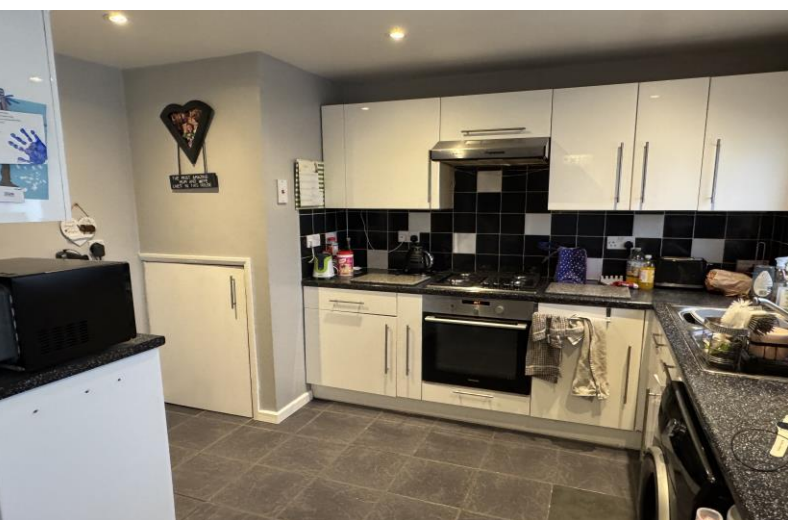


PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

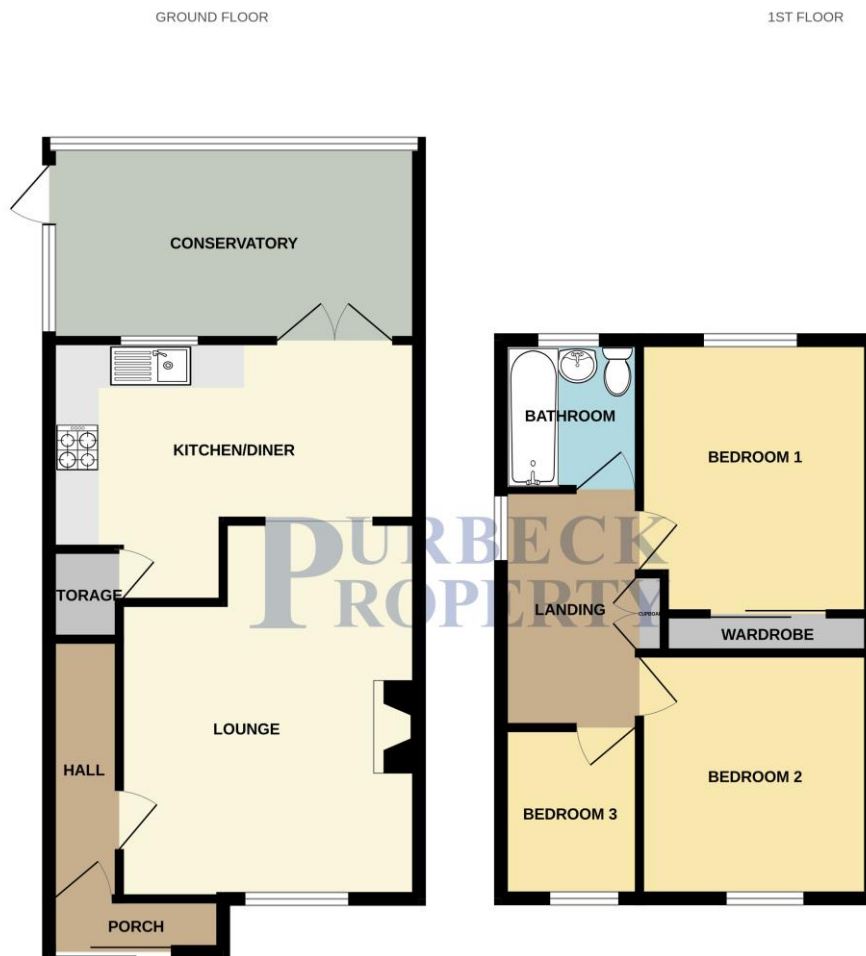
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3-BEDROOM FAMILY HOME SET AT THE END OF A PRIVATE LANE
WITH A WRAP AROUND GARDEN &
A PEACEFUL SYLVAN OUTLOOK.
NO FORWARD CHAIN**



Courtenay Close, Northport, Wareham BH20 4ED

PRICE £270,000



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:

This home is situated just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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.

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The Property:

With a delightful sylvan outlook & requiring some updating this family home is accessed via a upvc double glazed sliding patio door through into the porch which has an integral door mat & space for shoes. A further opaque double-glazed door with a matching window to the side gives access into the entrance hallway where there is a radiator & stairs to the first-floor accommodation.

The spacious living room has a upvc double glazed window looking out to the front aspect with a radiator beneath. A feature of the room is the marble effect fireplace with space for an electric fire.

An arch gives access to the kitchen/diner which has a matching range of cupboards at base & eye level with drawers. A four-ring gas hob is set into the work surface with oven below & extractor with light above. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the conservatory with matching patio doors to the side. The room has tiled flooring throughout, a radiator & access to under the stair's storage cupboard.

The spacious conservatory is upvc double glazed with a polycarbonate roof & a patio door giving access to the garden.

Stairs lead up to the first-floor accommodation where the landing has a upvc double glazed window to the side aspect, access to the loft via a hatch & a double door cupboard with shelving.

The master bedroom overlooks the rear garden with a upvc double glazed window with a radiator beneath. The room benefits from triple sliding door wardrobe with hanging rails & shelving.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. To the side of the chimney breast is a fitted wardrobe & shelving.

The third bedroom is a single size room with a upvc double glazed window to the front aspect with a radiator beneath.

The bathroom comprises of a matching suite with a wc, a wash hand basin & a bath with a shower over with splash back tiling. There is a upvc double glazed window & an extractor fan.

Garage:

The property is conveyed with a garage in a block with an up & over door.

Garden:

The large garden wraps around the property with the front laid to lawn with a path leading to the front door. The lawned area goes round the side of the property to the rear, where a patio area abuts the conservatory & steps up to a raised garden area.

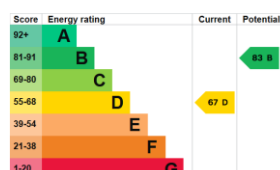
Measurements:

Lounge	16'2" (4.93m) x 12'10" (3.92m)
Kitchen/Diner	15'10" (4.83m) x 11'2" (3.41m) max
Conservatory	15'11" (4.87m) x 8'4" (2.55m)
Bedroom 1	11'8" (3.57m) x 9'5" (2.89m)
Bedroom 2	10'6" (3.21m) x 9'6" (2.90m)
Bedroom 3	7'3" (2.22m) x 6'11" (2.11m)
Bathroom	6'1" (1.86m) x 6' (1.84m)

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.](#)



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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.