



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

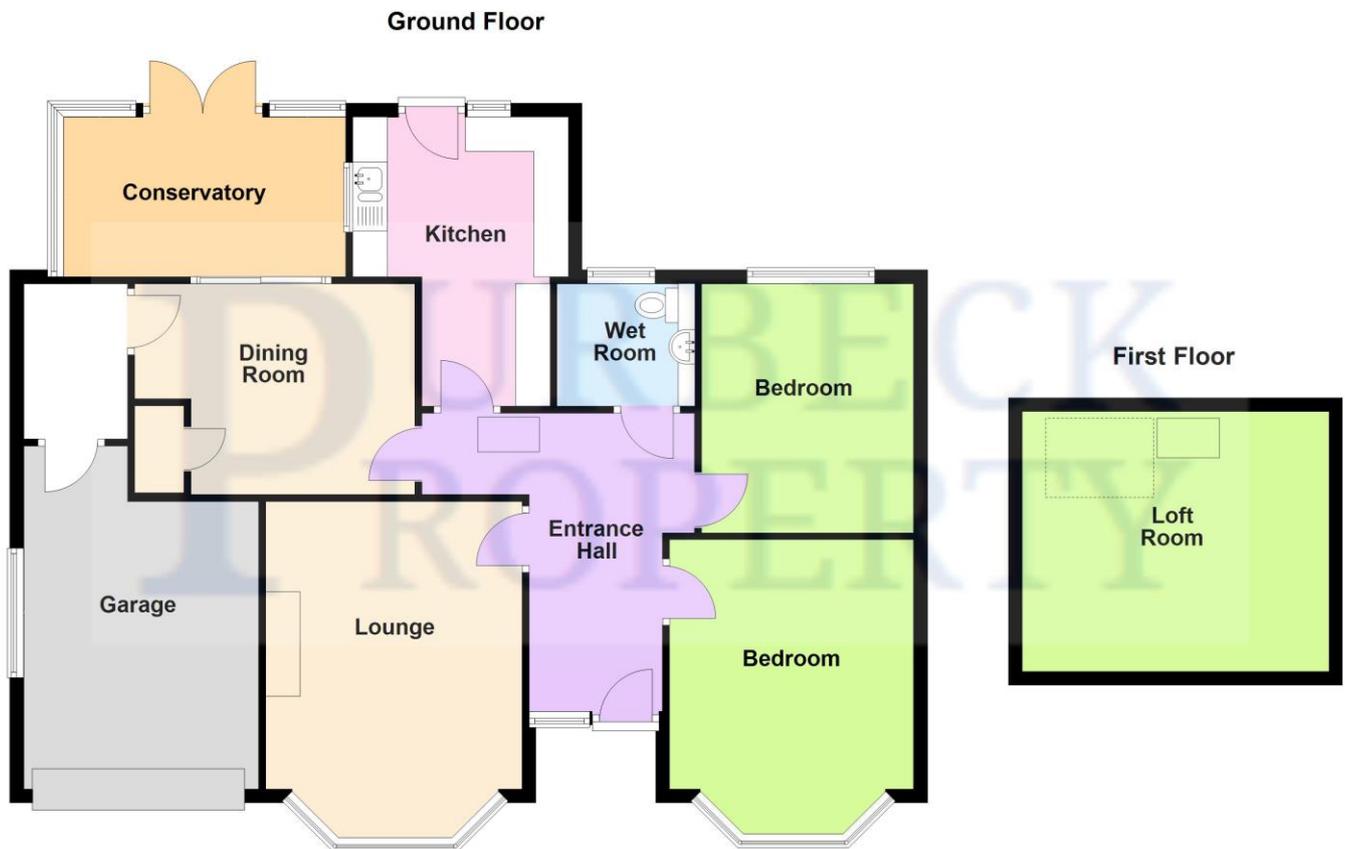
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A DELIGHTFUL 2-3 BEDROOM DETACHED BUNGALOW SET IN THE POPULAR  
HAMLET OF STOBOROUGH JUST OUTSIDE OF WAREHAM TOWN CENTRE WITH AN  
INTEGRAL GARAGE, ENCLOSED GARDEN & A LOFT ROOM.  
NO FORWARD CHAIN**



# Old Furzebrook Road, Stoborough, Wareham BH20 5DD

## PRICE £495,000



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. 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 & the museum. There is also a market every Saturday.

# Old Furzebrook Road, Stoborough, Wareham BH20 5DD

## PRICE £495,000

### The Property:

This spacious bungalow is accessed via an opaque upvc double glazed front door with a matching window to the side leading into the hallway where there is parquet flooring flowing throughout, a radiator, access to the loft.

The living room has a upvc double glazed bay window looking out to the front garden with a radiator beneath. A feature of the room is a Purbeck stone fireplace with an electric inset fire, a gas point & alcoves to either side.

The kitchen has a matching range of cupboards at base & eye level with drawers. A four-ring ceramic hob is set into the work surface with a fitted oven & grill to the side. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding with the work surface also incorporating a breakfast bar. Further integral appliances include a fridge & a freezer with space & plumbing for a dishwasher & washing machine. There is tiled flooring, a radiator & an opaque upvc double glazed window out to the rear garden with matching windows to the rear & out to the conservatory.

Bedroom one is set at the front of the property with a upvc double glazed bay window. There is a radiator with the room benefitting from mirror fronted wardrobes with sliding doors, hanging rails & storage space.

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

The third bedroom is currently being used as a dining room with upvc sliding patio doors out to the conservatory, a radiator & a double door airing cupboard housing the hot water tank with slatted shelving above. The conservatory is upvc double glazed with doors & windows out to the garden with dwarf brickwork & a polycarbonate roof.

A further door gives access to a storage room with a further door out to the garage.

The loft room is accessed via a pull-down ladder that gives access to a room. It has a Velux window to the rear aspect with a radiator beneath. There is space for a bed if desired & access to storage space at either end as well as a fitted cupboard/wardrobe with a hanging rail.

### Garage & Parking:

The bungalow benefits from an integral garage with an up & over door, power, light & an outside tap. There is a driveway in front providing off road parking.

### Garden:

The delightful enclosed rear garden has a patio area abutting the property with the remainder laid to lawn with borders & a number of mature shrubs & fruit trees surrounding. There is access to either side of the property.

The front garden is laid to lawn with a path leading to a central bed with mature shrubs and borders.

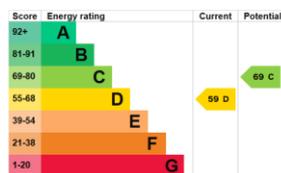
### Measurements:

Lounge	15'3" (4.65m) into bay x 11'11" (3.63m)
Kitchen	13'5" (4.10m) x 10' (3.06m) max
Conservatory	13'6" (4.11m) x 7'2" (2.20m)
Bedroom 1	13'2" (4.03m) into bay x 11'5" (3.48m)
Bedroom 2	11'11" (3.64m) x 9'11" (3.03m)
Bedroom 3/Dining Room	13' (3.98m) x 9'11" (3.03m)
Loft Room	14'9" (4.49m) x 12'5" (3.79m)
Bathroom	6'5" (1.98m) x 5'10" (1.78m)
Garage	16'11" (5.17) x 9'7" (2.94m)

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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



5 South Street,  
Wareham,  
Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660  
www.purbeckproperty.co.uk

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.