



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM HOME CONVENIENTLY SITUATED JUST OUTSIDE OF WAREHAM
TOWN CENTRE & THE TRAIN STATION,
MAKING AN IDEAL FIRST FAMILY HOME.
NO FORWARD CHAIN.**

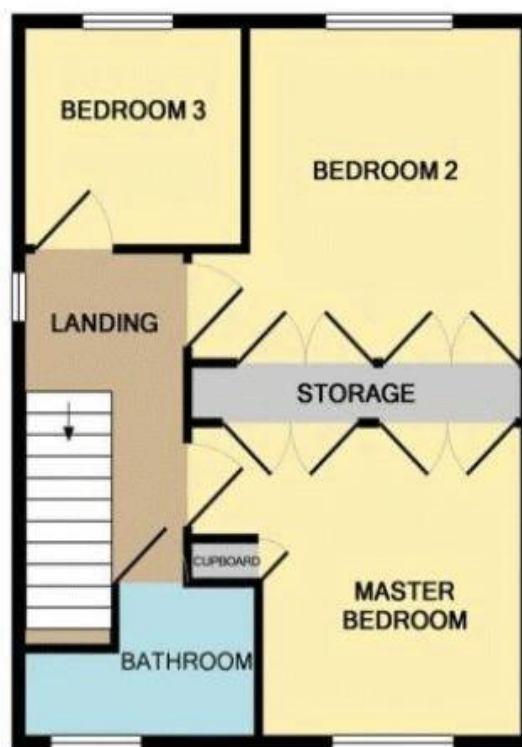


Northport Drive, Northport, Wareham BH20 4DW

PRICE £280,000



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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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:

This home is accessed via an opaque upvc double glazed front door leading through into the entrance hallway, with a matching window to the side & a radiator. Stairs lead up to the first floor accommodation with space below for storage & wood laminate flooring flowing through into the living room.

The kitchen has a matching range of cupboards at base & eye level, with soft closing drawers. A sink with side drainer is set into the work surface with splashback tiling surrounding. There is space for an upright electric cooker, space & plumbing for a washing machine & space for an upright fridge/freezer. The boiler is housed within a cupboard.

The living room has a upvc double glazed sliding door leading out to the rear garden with a matching window to the side. Wood laminate flooring flows throughout, with a radiator & a chimney breast featuring Purbeck stone style brickwork surrounding, a tiled base with alcoves to either side.

The cloakroom comprises of a WC & a wash hand basin with splashback tiling & an opaque upvc double glazed window to the side aspect.

Stairs lead up to the first floor accommodation with access to the loft via a hatch.

The master bedroom has a upvc double glazed window to the front aspect with a radiator below. The room benefits from a range of fitted integral wardrobes with hanging rails & additional storage space.

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

The third bedroom is a single size room with a upvc double glazed window overlooking the rear garden and a radiator.

The family bathroom comprises of a bath with an electric shower, wash hand basin & a WC. There is also an opaque upvc double glazed window to the front aspect, splashback tiling, a radiator & wood laminate flooring.

Garage:

The property has a garage set in a block with an up & over door.

Garden:

The front garden is predominantly laid to lawn, with a path leading up to the front door. The rear garden is also laid to lawn & enclosed by fencing, with a patio area abutting the property. A path leads to a rear gate providing access to the garage.

Measurements:

Lounge	15'11" (4.87m) x 9'11" (3.02m)
Kitchen	12'5" (3.79m) x 9'8" (2.95m)
Cloakroom	5'11" (1.81m) x 3'5" (1.05m)
Bedroom 1	10' (3.06m) x 8'11" (2.72m)
Bedroom 2	11'2" (2.04m) x 8'11" (2.71m)
Bedroom 3	6'8" (2.04m) x 7'11" (2.42m)
Bathroom	6'8" (2.04m) x 5'3" (1.65m)

