



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

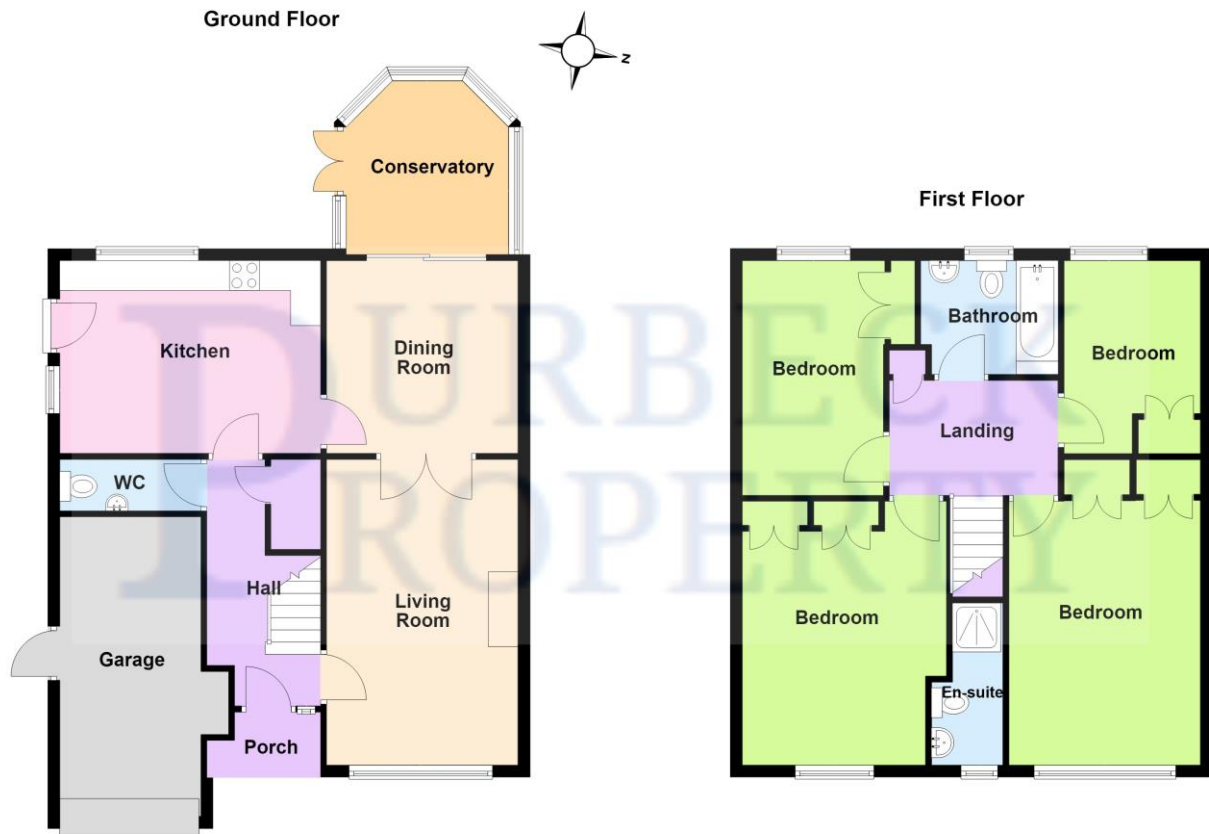
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 4 BEDROOM FAMILY HOME REQUIRING SOME UPDATING
WITH 2 RECEPTION ROOMS & 2 BATHROOMS SET IN THE FOREST EDGE
DEVELOPMENT JUST OUTSIDE OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Shaw Drive, Sandford, Wareham BH20 7BS

PRICE £475,000



Total area: approx. 139.9 sq. metres (1505.3 sq. feet)

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 (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

This family home is set just outside of Wareham town centre within a SSSI protection area. The train station & a supermarket is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. 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. There is also a popular market every Saturday on the Quay.

Measurements:

Lounge	16'8" (5.10m) x 10'9" (3.29m)
Dining Room	10'9" (3.29m) x 10'7" (3.22m)
Kitchen	14'3" (4.36m) x 10'6" (3.22m)
Conservatory	10'5" (3.18m) x 9'5" (2.87m)
Cloakroom	7'6" (2.28m) x 2'9" (0.86m)
Bedroom 1	14'4" (4.37m) x 11'1" (3.37m)
En Suite	8'11" (2.73m) x 4'3" (1.30m)
Bedroom 2	14'11" (4.57m) x 10'8" (3.27m)
Bedroom 3	13'3" (4.04m) x 7'9" (2.37m)
Bedroom 4	11'1" (3.38m) x 7'6" (2.30m)
Bathroom	7'7" (2.33m) x 7'1" (2.16m)

Shaw Drive, Sandford, Wareham BH20 7BS

PRICE £475,000

The Property:

Requiring some updating this spacious family home is accessed via a wooden front door with a window to the side leading through into a spacious entrance hallway with stairs up to the first-floor accommodation. There is a radiator & under the stair's storage cupboard.

The kitchen/breakfast room has a matching range of cupboards at base & eye level with drawers. A double sink with side drainer is set into the work surface with splashback tiling surrounding. A 4 ring hob is set into the work surface with an extractor & light above & a double oven/grill to the side. There is space for an upright fridge/freezer, space & plumbing for a washing machine & for an additional under the counter appliance. A window looks out to the rear garden with a matching window & door to the side aspect with a radiator beneath. There is room for a dining table & chairs if desired.

The lounge is set to the front of the property with a window overlooking the front garden with a radiator beneath. A feature of the room is a fireplace with ceramic surround & a wood frame shelf above. Double opaque doors give access to the dining room which has a radiator & sliding double glazed patio doors out to the Conservatory.

The conservatory is upvc double glazed constructed with double doors out to the rear garden, a polycarbonate roof with tiled flooring.

The downstairs cloakroom has a wc & a wall mounted wash hand basin with splashback tiling. There is an opaque window to the side aspect & a radiator

Stairs lead up to the first-floor accommodation where there is an airing cupboard housing the hot water tank with slatted shelving above & access to the loft via a hatch.

The master bedroom has a window to the front aspect with a radiator beneath. The room benefits from integral double fitted wardrobes with hanging rails & storage space above. There is an en suite which comprises of a wc, a wash hand basin & a shower cubicle with a wall mounted shower with grab handles & splashback tiling surrounding. There is an opaque window to the front aspect, a radiator & a shaver point with light.

The second bedroom is a double sized room with a window overlooking the front aspect with a radiator beneath. The room benefits from 2 double door wardrobes with hanging rails & storage space. The third bedroom could be a double room if desired & has a window overlooking the rear garden with a radiator beneath & a double door wardrobe with a hanging rail & storage space. The fourth bedroom is a generous sized single room with a window overlooking the rear garden with a radiator beneath & a fitted double door wardrobe with a hanging rail & storage space.

The family bathroom comprises of a wc, a wash hand basin & a bath with a shower attachment, with splashback tiling surrounding & grab rails. There is an opaque window to the rear aspect, a radiator & shaver point with a light.

Garden:

The rear garden has an area laid to gravel abutting the property with the remainder laid to lawn with mature shrubs to either side & trees giving a high degree of privacy with a number of seating areas. A path leads down to the rear of the garden which is enclosed by fencing. One side of the property is shed with a gate to the side of the property leading onto the driveway.

Garage & Driveway:

The property has a tarmac driveway leading up to a garage which has an up & over door, power & light with a side door giving access to the garden.

