



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

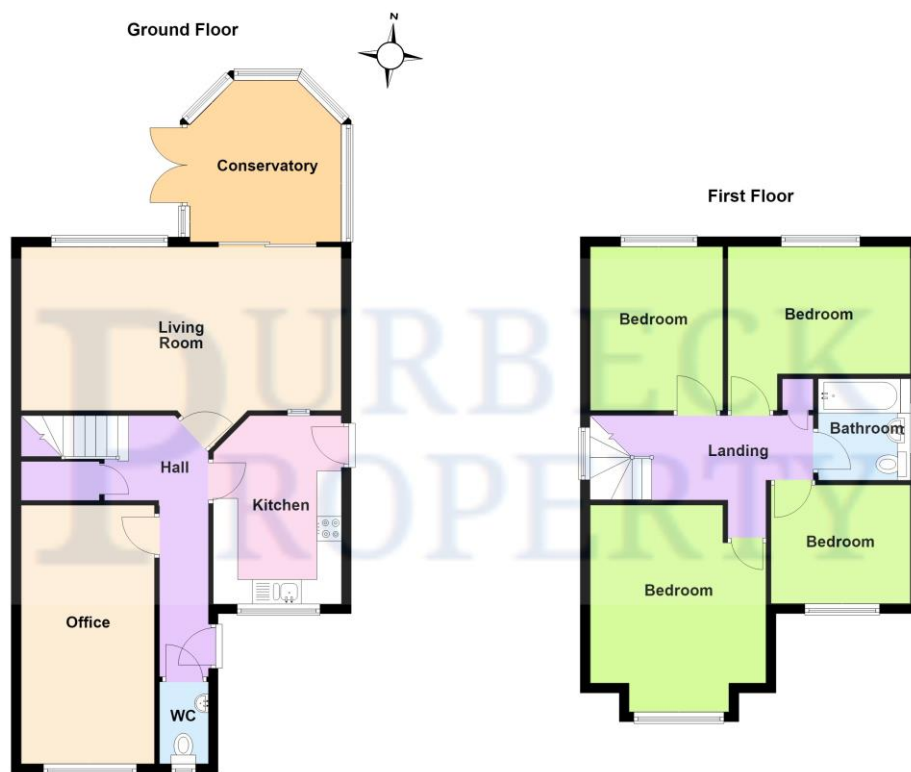
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME
TUCKED AWAY IN A CUL DE SAC WITH A PRIVATE GARDEN OFF ROAD
PARKING & WOODLAND VIEWS.
INTERNAL VIEWING RECOMMENDED**



Alder Close, Sandford, Wareham, BH20 7QL

PRICE £499,500



Total area: approx. 123.7 sq. metres (1331.4 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:

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.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

The Property:

This family home is accessed via an opaque glass panelled front door leading through into the entrance hallway. There is wood laminate flooring flowing throughout & stairs up to the first-floor accommodation with a spacious storage space underneath & a radiator.

The lounge/dining room has a upvc double glazed window overlooking the rear garden with a radiator beneath. The dining area has double glazed patio doors out to the conservatory & a serving hatch through into the kitchen with a radiator beneath.

The conservatory is upvc double glazed constructed on dwarf brickwork with a polycarbonate roof, strip wood flooring & double doors out to the rear garden.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing pan drawers & cutlery drawers. A four-ring gas hob is set into the work surface with an oven below & an extractor & light above. A one & a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. Further integral appliances include a dishwasher. There is space & plumbing for washing machine & space for an upright fridge freezer. Tiled flooring flows throughout. There is a radiator, an opaque glass panel door giving access to the side aspect, a upvc double glazed window looking out to the front aspect & a cupboard housing the boiler.

The garage has been converted into a home office/ children's playroom. It is a spacious room with a upvc double glazed window to the front aspect with a radiator beneath & a continuation of the wood laminate flooring from the hall.

The downstairs cloakroom has a WC, a wash hand basin with splash back tiling surrounding, a upvc double glazed window to the front aspect and tiled flooring.

Stairs lead up to the first-floor accommodation where there is a upvc double glazed window to the side aspect, a radiator & an airing cupboard housing the hot water tank with shelving above. Access to the loft is via hatch.

Bedroom one is a spacious room with a double-glazed window to the front aspect, a radiator, a fitted dressing table with drawers below & a useful alcove ideal for wardrobes.

Bedroom two is a double sized room with a upvc double glazed window overlooking the rear garden & beyond towards woodlands with a radiator beneath.

Bedroom three, enjoys the same aspect with a upvc double glazed window to the rear with a radiator beneath.

Bedroom four could fit a double size bed if desired & has a upvc double glazed window to the front aspect with a radiator beneath & wood, laminate flooring.

The modern family bathroom comprises of a WC with a hidden cistern, a wash hand basin set into a vanity unit with storage below & drawers to the side. A bath benefits from both rainfall & handheld showers with splash back tiling surrounding. There is wood laminate flooring, an opaque upvc double glazed window to the side aspect, an extractor fan & a heated towel rail.

Garden

The rear garden is enclosed by fencing & has a large patio area abutting the property with the remainder laid to lawn with views out towards the woodland. There's a shed at the rear of the garden & another to the side of the property.

Parking

The front garden is laid out for off road parking for a number of vehicles with a hard standing area & a gravel area.

Solar Panels

The family home benefits from having solar panels.

Alder Close, Sandford, Wareham, BH20 7QL

PRICE £499,500



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.