



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

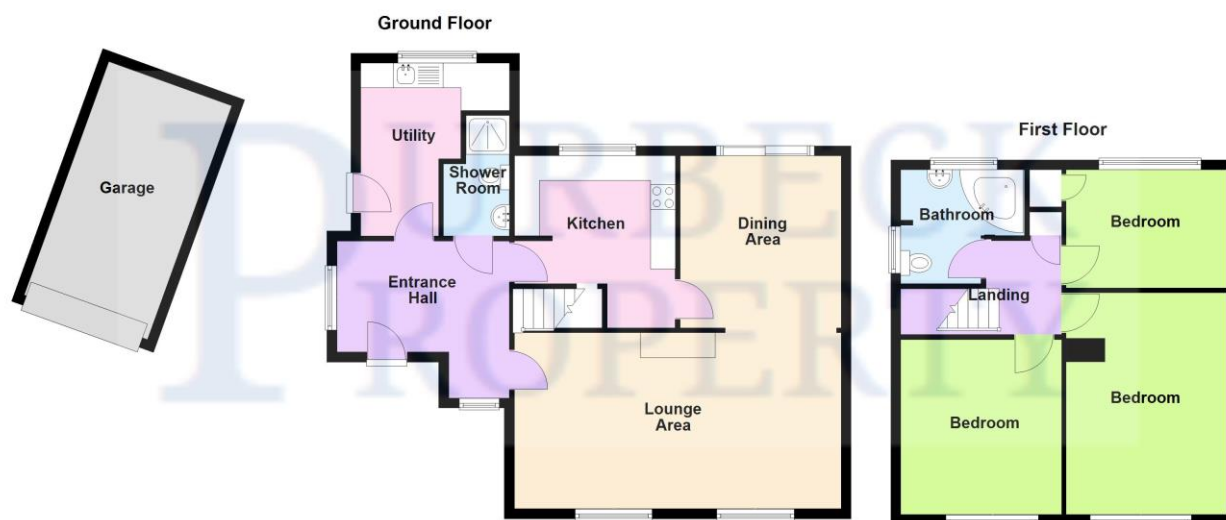
5 South Street
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BH20 4LR
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**A SPACIOUS & EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME SET IN
A QUIET CUL DE SAC IN THE POPULAR RESIDENTIAL LOCATION OF
NORTHMOOR JUST OUTSIDE OF WAREHAM TOWN CENTRE.
NO FORWARD CHAIN**



Great Ovens Drive, Northmoor, Wareham, BH20 4ER

Guide Price £425,000

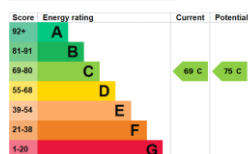


Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any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

Energy rating and score

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

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



Location:

The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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.

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The Property:

This extended family home is brought to the market for the first time in over 50 years. It is accessed via a double-glazed front door which leads through into a spacious entrance hallway where there is an opaque upvc double glazed window to the side & front aspects with a radiator beneath, stairs to the first-floor accommodation & wood laminate flooring flowing through into the kitchen.

The living room is a spacious room with two large upvc double glazed windows to the front aspect with two radiator. The feature of the room is an open fireplace with a gas point & brick surround. A square arch leads into the dining room where there is a upvc double glazed sliding patio door out to the rear garden & a radiator.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A sink & side drainer is set into the work surface with splash back tiling surrounding. There is a fitted four ring ceramic hob with a double oven to the side. There is space for two under the counter appliances, a upvc double glazed window overlooking the rear garden, an extractor fan & a radiator.

The utility room has a upvc double glazed door to the side aspect with a matching window overlooking the rear garden. There is a sink & side drainer set into the work surface, cupboards below & at eye level with splash back tiling surrounding. There is space for 2 under the counter appliances, a radiator & a double door storage cupboard with shelving.

The property benefits from a downstairs shower room comprising of a wc, a wash hand basin & step in shower cubicle with a concertina door & a wall mounted electric shower. There is also an extractor fan, floor to ceiling tiling & a heated towel rail.

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

The master bedroom is a spacious room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath with the third bedroom also being a double size with a upvc double glazed window overlooking the rear garden. There is a radiator & an integral wardrobe with a hanging rail & shelving.

The bathroom has an opaque upvc double glazed window to the rear & side aspects. A suite comprises of a wc, a wash hand basin & a corner bath with a shower attachment. The room is fully tiled & has a heated towel rail & a mirror front cabinet.

Garden:

The front garden is predominantly laid to lawn with mature hedges surrounding & a path leading to the front door. A gate to the side aspect leads round to the rear garden which has a patio area abutting the property & an outside tap. The private garden is laid to lawn & is enclosed with a greenhouse & a shed at the rear of the garden.

Garage/ Parking:

The garage has power, light & an up & over door with off road parking on the driveway for two or three vehicles.

Measurements:

Lounge	21'7" (6.59m) x 11'6" (3.52m)
Dining Room	10'10" (3.32m) x 10'7" (3.23m)
Kitchen	10'10" (3.31m) x 10'6" (3.22m) max
Utility Room	11'2" (3.40m) max x 10' (3.04m)
Shower Room	8'3" (2.51m) x 4'5" (1.36m)
Bedroom 1	14'7" (4.45m) x 10'7" (3.23m)
Bedroom 2	11'6" (3.52m) x 10'6" (3.22m)

