



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS & WELL PRESENTED EXTENDED 3-4 DOUBLE BEDROOM FAMILY HOME
SET IN THIS POPULAR LOCATION WITHIN WALKING DISTANCE
OF WAREHAM FOREST & THE TRAIN STATION.
INTERNAL VIEWING RECOMMENDED**



Northmoor Way, Northmoor, Wareham BH20 4SB

PRICE £425,000



Total area: approx. 135.2 sq. metres (1454.8 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 modern family home is set in Northmoor Park 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. There is also a market every Saturday.

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The Property:

This extended family home is accessed via an opaque double-glazed front door leading through into a spacious entrance hallway with tiled flooring throughout, two radiators, stairs to the first-floor accommodation with a large under stairs storage cupboard below. Tiled flooring flows through into the modern kitchen where there's a matching range of cupboards at base & eye level with soft closing drawers. There is space for a gas Range cooker with extractor hood over & splash back tiling. A butler sink with integral side drainer is set into the work surface. A upvc double glazed window looks out to the rear garden & there is a heated towel rail.

The tiled flooring flows through into the utility room where there are matching cupboards at base & eye level, space for an American style fridge/freezer & space and plumbing for a dishwasher & washing machine. Upvc double glazed patio doors lead out to the rear garden.

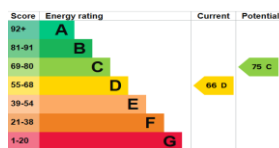
The spacious living room has tiled flooring throughout, two radiators & a upvc double glazed window overlooking the front garden. A feature of the room is a fireplace with an inset gas fire, with marble effect base & hearth. Tiled flooring flows through into the dining room, which enjoys a dual aspect with upvc double glazed window to the side with a radiator beneath & matching sliding doors out to the rear garden.

The downstairs cloakroom has a white suite comprising of a wc & a wash basin set into a vanity unit with storage below. The room has fully tiled walls & floor, & a heated towel rail.

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 ratings.

The family home benefits from a downstairs double bedroom which is currently used as a home office. The room has a upvc double glazed window to the front aspect & a radiator.

Stairs lead up to the first-floor accommodation where there is access to the loft via a hatch with a pull-down ladder & light. There is a useful cupboard with shelving.

Bedroom one has a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from a wash hand basin set into a vanity unit with storage below & splash back tiling. Bedroom two is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The third bedroom could be a double room if desired & is currently used as a dressing room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The property benefits from a shower room with a shower cubicle, with handheld & rainfall showers, fully tiled walls & flooring & an extractor fan. The modern family bathroom comprises of a wash hand basin set into a vanity unit with storage below, a wc & a bath with both rainfall & handheld showers with splash back tiling. There is a upvc double glazed window to the front aspect, an extractor fan & a heated towel rail.

Garage & Parking:

The integral garage has an up & over door, power & light with storage above. An internal door gives access to the utility room. The front garden is laid out for extensive off-road parking on a tarmac driveway & gravelled area.

Garden:

The rear garden is laid out with easy maintenance in mind with patio slabs, BBQ area & two sheds.

