

PURBECK PROPERTY

CELEBRATING 40 YEARS IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A WELL PRESENTED 4/5 BEDROOM DETACHED FAMILY HOME, OFFERING VERSATILE ACCOMMODATION TUCKED AWAY IN A QUIET CUL-DE-SAC. BENEFITTING FROM A PRIVATE GARDEN.
NO FORWARD CHAIN.





Alder Close, Sandford, Wareham, BH20 7QL

PRICE £475,000

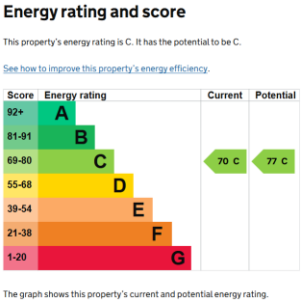


Location:

The property is set in the popular Woodlands development in Sandford. It is 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.

Measurements:

Lounge	18'4"(5.62m) x 12'3"(3.77m)
Dining Room	12'3"(3.77m) x 9'6"(2.92m)
Kitchen	19'7"(6.03m) x 12'2"(3.72m)
Play Room	11'6"(3.54m) x 9'7"(2.98m)
Bedroom 1	12'3"(3.77m) x 11'9"(3.64m)
Bedroom 2	11'8"(3.62m) x 10'2"(3.11m)
Bedroom 3	8'9"(2.73m) x 8'5"(2.60m)
Bedroom 4	10'3"(3.16m) x 6'8"(2.07m)
Garage	18'2"(5.55m) x 8'9"(2.73m)



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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.

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The Property:

The property is accessed via an opaque upvc double glazed front door, leading into the entrance hallway which has vinyl flooring throughout. The stairs lead up to the first floor accommodation, with an understairs storage cupboard & a radiator.

The kitchen/breakfast room has a matching range of cupboards at base & eye level, a four ring gas hob is set into the work surface with a fitted oven below & extractor with light above. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is space & plumbing for a dishwasher, washing machine & a tumble dryer as well as space for additional under the counter appliances. Two upvc double glazed windows overlook the rear garden with a matching door to the side, radiator & space for table & chairs.

The lounge enjoys a dual aspect with upvc double glazed windows to both the front & side aspects along with a radiator & chimney breast. Glass panelled doors provide access into the dining room, which features a serving hatch opening into the kitchen, upvc double glazed window to the side aspect & a radiator.

A further glass panelled door leads to a downstairs double bedroom, also ideal as a home office, with two upvc double glazed windows overlooking the rear garden, a wall mounted electric heater & door to the garden.

The downstairs cloakroom has a continuation of the flooring from the hallway, a WC & a wash hand basin set into a vanity unit with drawers below with splashback tiling surrounding. A radiator & a upvc double glazed window to the front aspect.

Stairs lead to the first floor with access to the loft via a hatch, a radiator, a double glazed Velux window with pull down blind & an airing cupboard housing the boiler with shelving.

Bedroom one has an upvc double glazed window to the front aspect with a radiator beneath. The en suite comprises of a wc, a wash hand basin set into a vanity unit with drawers below & a shower cubicle with a wall mounted shower with splashback tiling, a radiator & an opaque upvc double glazed window to the side aspect.

Bedroom two is a double sized room with an upvc double glazed window overlooking the rear garden with a radiator beneath.

Bedroom three is a double sized room with an upvc double glazed window overlooking the rear garden & a radiator beneath.

Bedroom four is a double sized room with an upvc double glazed window to the front aspect with a radiator beneath.

The modern family bathroom comprises of a WC & wash hand basin set into the vanity unit with storage below & a bath with a wall mounted shower & a glass shower screen. There is splashback tiling, tiled flooring, a heated towel rail, extractor fan & a wall mounted mirror with a light.

Garage & Parking:

The driveway leads to a garage with up & over door, providing space for two vehicles, on the driveway.

Garden:

The front garden is laid to lawn with a shingled area to the side.

The rear garden has a patio area abutting the property, with the remainder laid to lawn & enclosed by fencing, mature shrubs & trees, providing a high degree of privacy. There is also a raised hardstanding area to the side with a pegola, ideal for barbecues & entertaining.







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