



Connells
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FOR SALE

Connells

Northmoor Way
Wareham



Property Description

Situated in the popular location of Northmoor, being within easy reach of Wareham and situated on the edge of Wareham Forest. Wareham is a Saxon walled market town on the banks of the River Frome, with a wide range of amenities including shops, public houses, restaurants and cinema, with the train station providing a direct line to London Waterloo. The River Frome benefits from a marina and yacht club and gives boat access to Poole harbour.

This two-bedroom end of terrace property, situated in a highly sought-after location, welcomes you with a secure front porch that ensures your peace of mind. As you step inside, the sitting/dining room, a cosy space perfect for relaxation, enjoying a southerly front aspect. The well-appointed kitchen benefits from integrated appliances including a fridge, freezer, oven, and hob, making it a haven for culinary enthusiasts. The kitchen welcomes a door that open onto a secure rear garden.

This outdoor area is of a good size and also it provides direct access to the single garage.

Upstairs, the property boasts two spacious double bedrooms, each designed to provide ample space and comfort. Both bedrooms benefit from a well-appointed contemporary bathroom which includes WC, rainfall shower and wash hand basin.

Entrance

Upvc glazed door into:-

Porch

Oak door leading into:-

Sitting/Dining Room

18' 10" x 11' 9" (5.74m x 3.58m)

Front aspect double glazed window enjoying a Southerly aspect. Carpeted. Inset spot lighting. Understairs storage cupboard. Power points. Television point. Wall mounted radiator. Door leading into:-

Kitchen

11' 9" x 6' 10" (3.58m x 2.08m)

Impressive fully fitted kitchen with a range of wall and base units with granite worksurfaces over. Inset resin sink and drainer unit.

Integrated fridge. Integral Hinese oven. Integral Hinese microwave. Four ring gas hob with extractor hood over. Built in dishwasher.

Tiling. Tiled flooring. Power points. Thermostat. Underfloor heating. Rear aspect double glazed window, enjoying views over the garden. Rear aspect double glazed upvc door providing access to the rear garden.

Utility Room

Wall units and base units with worksurafces over. Space and plumbing for a washing machine. Rear aspect double glazed window. Power points.

First Floor

Landing

Carpeted. Loft access. Power points.
Thermostat. Door leading into:-

Bedroom One

11' 9" x 9' 11" extending to (3.58m x 3.02m
extending to)

Rear aspect double glazed window.
Carpeted. Power points. Television point.
Wall mounted radiator.

Bedroom Two

11' 9" x 8' 2" (3.58m x 2.49m)

Front aspect double glazed window enjoying
a Southerly aspect. Carpeted. Power points.
Television point. Wall mounted radiator.

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Stunning space comprising P shaped bath
with rainfall shower over, low level Wc and
wash hand basin. Wall mounted heated towel
rail. Tiling. Side aspect double glazed opaque
window. Extractor fan. Inset spot lighting and
Underfloor heating.

Outside

Front Garden

Fully enclosed by fencing, laid to lawn
enjoying a Southerly aspect. Side gated
providing access to the rear garden.

Rear Garden

Fully enclosed low maintenance rear garden,
with shingled, paved and lawned areas. Door
leading into the garage.

Garage

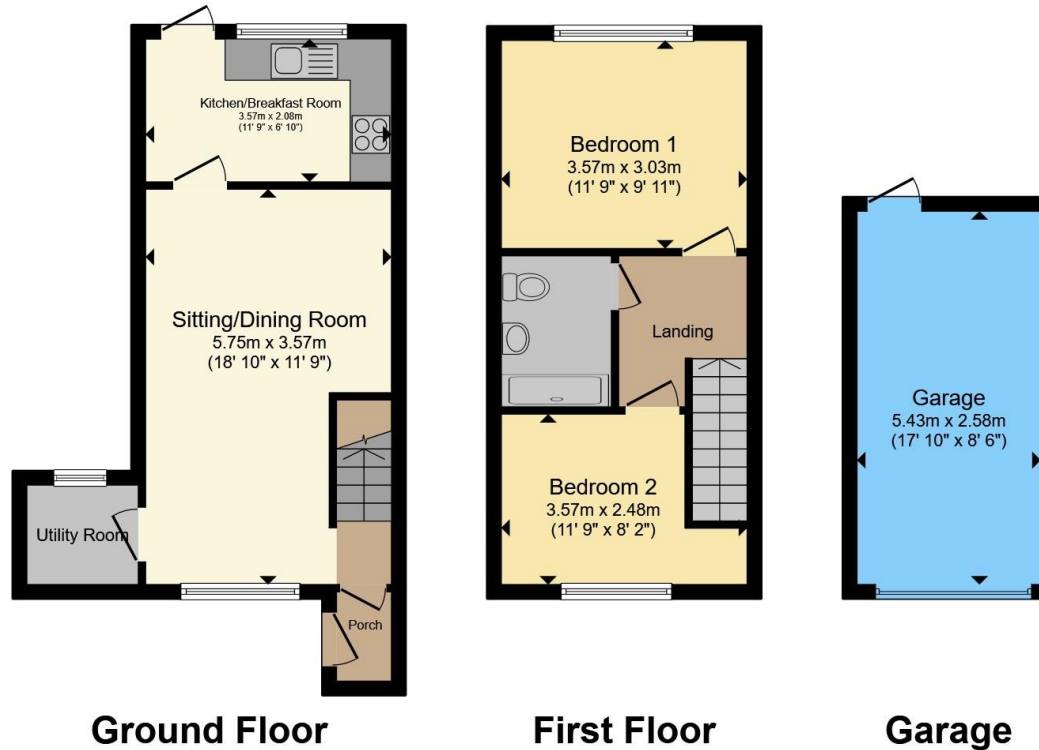
17' 10" x 8' 6" (5.44m x 2.59m)

Up and over door.









Total floor area 74.7 m² (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WEY309554



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