



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

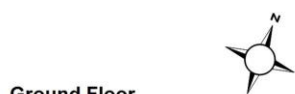
**A WELL PRESENTED 5 BEDROOM FAMILY HOME  
SET IN MODERN DEVELOPMENT & BENEFITING FROM  
AN ENCLOSED GARDEN & A DOUBLE GARAGE WITH PARKING IN FRONT  
INTERNAL VIEWING RECOMMENDED**





# Worgret Road, Wareham, Dorset, BH20 4PH

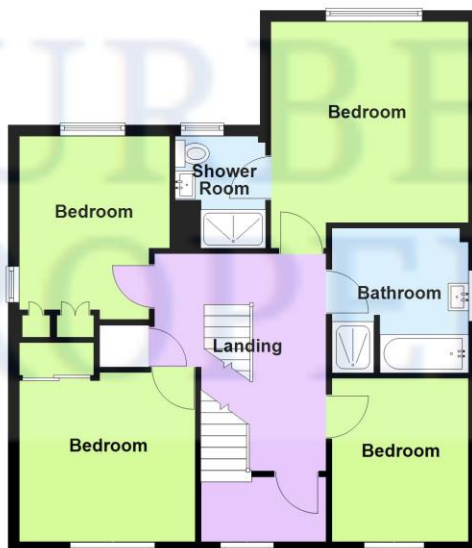
**PRICE £680,000**



Ground Floor



First Floor



Second Floor



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## 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.

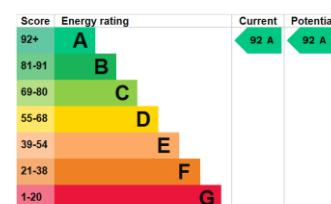
## Measurements:

Lounge	11'9"	(3.59m)	x	15'9"	(4.81m)
Dining room	16'1"	(4.92m)	x	10'8"	(3.25m)
Kitchen	10'2"	(3.10m)	x	13'5"	(4.10m)
Study	7'11"	(2.43m)	x	8'	(2.45m)
Cloakroom	6'3"	(1.92m)	x	4'6"	(1.37m)
Garage	20'11"	(6.38m)	x	19'4"	(6.02m)
Bedroom 1	26'5"	(8.07m)	x	16'8"	(5.09m)
En suite	6'4"	(1.93m)	x	11'7"	(3.54m)
Bedroom 2	11'9"	(3.59m)	x	11'8"	(3.54m)
En suite	5'7"	(1.71m)	x	6'7"	(2.01m)
Bedroom 3	10'10"	(3.31m)	x	8'8"	(2.65m)
Bedroom 4	10'10"	(3.31m)	x	8'7"	(2.63m)
Bedroom 5	10'	(3.06m)	x	8'5"	(2.58m)
Bathroom	8'5"	(2.58m)	x	8'5"	(2.58m)

## 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.](#)



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

# Worgret Road, Wareham, Dorset, BH20 4PH

## PRICE £680,000

### The Property:

The family home is accessed through an opaque double glazed front door leading through into the entrance hallway. Karndean flooring flows throughout the downstairs.

There is a spacious hallway with a coats cupboard, a radiator & stairs up to the first floor accommodation with an understairs storage cupboard.

The hallway gives access to the spacious open plan kitchen/ dining room. The dining room has upvc double glazed windows overlooking the front garden with a radiator beneath & an additional radiator to the side with a further opaque double glazed door to the side aspect. The kitchen area has upvc double glazed patio doors with a matching window to the side leading to the rear garden with three double glazed Velux window above giving plenty of light. Comprising of a matching range of cupboards at base & eye level with soft closing pan drawers, a one & a quarter bowl sink is set into the work surface with splash back tiling surrounding. The work surface also incorporates a breakfast bar with shelving below & a four ring ceramic hob set into the work surface with a floating extractor & light above. There is also a fitted double oven & grill as well as space & plumbing for a washing machine, dishwasher & for an upright fridge freezer.

The spacious lounge has upvc double glazed patio doors out to the rear garden with matching windows to the side & two radiators.

The downstairs home office has a upvc double glazed window to the front aspect with a radiator beneath.

The downstairs cloakroom has an opaque upvc double glazed window to the side aspect, a WC, a floating wash hand basin with splash back tiling, a radiator & an extractor fan.

The stairs lead up to the first floor accommodation, where there is a radiator & a storage cupboard with slatted shelving.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from an en suite comprising of a WC, a wash hand basin with splash back tiling surrounding, a double shower cubicle with a sliding shower door, a wall mounted shower & splash back tiling. There is a heated towel rail, an extractor fan & an opaque upvc double glazed window to the rear aspect.

Bedroom 3 is a double sized room with upvc double glazed windows overlooking the front aspect with a radiator beneath. The room benefits from a double mirror fronted sliding door wardrobe with hanging & storage space.

Bedroom 4 is a double sized room & enjoys a double aspect with a upvc double glazed window overlooking the rear garden with a radiator beneath as well as to the side aspect. The room benefits from triple door wardrobe with shelving & hanging space.

Bedroom 5 could be used as a double room if desired but is currently being used as a secondary home office. Comprising of a upvc double glazed window to the front aspect with a radiator beneath.

The family bathroom benefits both a bath & a shower. The bath has a shower attachment with splash back tiling surrounding, the shower cubicle has a glass shower door with splash back tiling & a wall mounted shower. There is also a wash hand basin with splashback tiling & a WC, an extractor fan, a shaver point, a heated towel rail & an opaque upvc double glazed window to the side aspect.

Bedroom 1, the master suite on the top floor has a upvc double glazed window to the front aspect with a radiator beneath. The bedroom area enjoys a double aspect with a upvc double glazed window to the front aspect with a radiator beneath & a upvc double glazed Velux with a pull down blind to the rear aspect with a radiator beneath. The room opens out into a dressing area where there a radiator, access to the loft via a hatch an opaque upvc double glazed window to side aspect & a range of fitted wardrobes with hanging & storage space. The room also benefits from an en suite comprising of a WC, a wash hand basin with splash back tiling, bath with a shower attachment with splash back tiling & a double shower cubicle with a wall mounted shower. There is also a heated towel rail, an extractor fan & a double glazed window to the front aspect.

### Garden:

The front garden is enclosed by fencing & mature shrubs, it is laid to lawn with a path leading up to front door. The rear garden is enclosed by fencing & has a spacious patio area abutting the property with a lawned area & mature shrubs surrounding. A gate at the rear gives access to the parking.

### Garage/ Parking:

The property has a double pitched roof garage with power & light. A door gives access to the rear garden & there is parking for four vehicles in front of the garage.

### Estate agents note:

Please note the property is conveyed with a solar panel system & estate fees. For further information please call our Wareham office.



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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.