



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

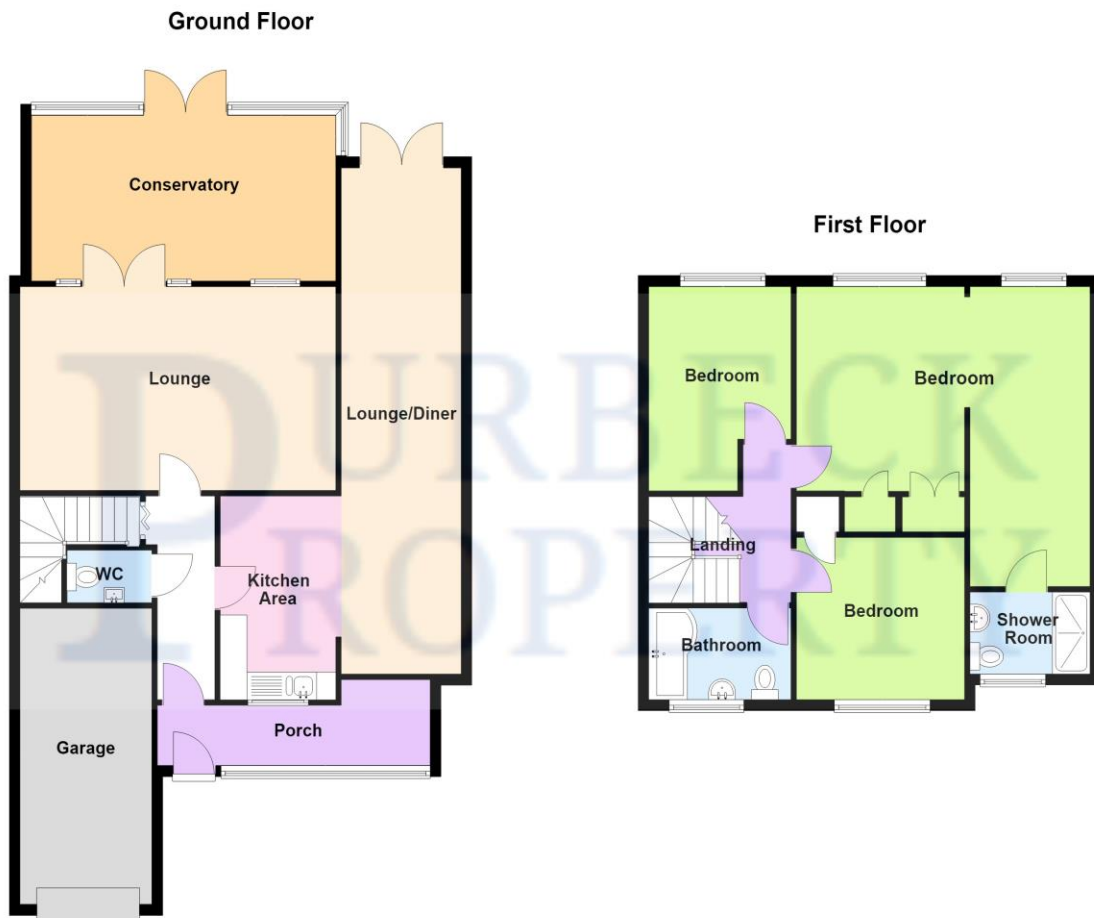
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**AN EXTENDED 3 BEDROOM HOME WITH
TWO RECEPTION ROOMS & TWO BATHROOMS.
BENEFITTING FROM A MODERN KITCHEN, GARAGE & DRIVEWAY
NO FORWARD CHAIN**



Northmoor Way, Northmoor, BH20 4SJ

PRICE £350,000



Total area: approx. 160.0 sq. metres (1722.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility. 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. Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Measurements:

Lounge	19'3" (5.89m) x 11'10" (3.62m)
Kitchen	12'1" (3.69m) x 7'1" (2.17m)
Breakfast Room	29'11" (9.13m) x 7'2" (2.18m)
Conservatory	18'8" (5.70m) x 9'10" (3.00m)
Porch	16' (4.89m) x 4'11" (3.00m)
Cloakroom	5'4" (1.64m) x 2'10" (0.88m)
Garage	17'5" (5.32m) x 8' (2.45m)
Bedroom 1	18'4" (5.59m) x 17'9" (5.41m)
En Suite	7'1" (2.18m) x 4'10" (1.49m)
Bedroom 2	10'2" (3.09m) x 9'6" (2.91m)
Bedroom 3	8'9" (2.67m) x 12' (3.66m)
Bathroom	8'9" (2.66m) x 5'6" (1.69m)

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The Property:

This well presented property is accessed via a upvc double glazed door through into a spacious entrance porch, where there is plenty of room for storage, hanging coats and boots. The porch is upvc double glazed constructed with a polycarbonate roof, tiled flooring and an opaque door through into the main entrance hallway.

The hallway has wood flooring flowing throughout, a radiator concertina doors and stairs up to the first floor accommodation. The property benefits from a downstairs cloakroom which has a WC, a wash hand basin, splashback tiling, tiled flooring, extractor fan and mirror fronted cabinet.

The wood flooring flows through into the spacious lounge which has upvc double glazed patio doors with matching windows to the side out to the Conservatory and radiator. The feature of the room is a Purbeck stone fireplace with a wood shelf above.

The conservatory is upvc double glazed constructed with double glazed with patio doors out to the rear garden and a polycarbonate roof.

The extended kitchen opens into a dining/lounge area. The kitchen itself features a matching range of cupboards at base and eye level with drawers. A five-ring gas hob is set into the work surface with an extractor hood and light above, while a double oven/grill to the side. A sink with a double drainer is set into the work surface with splashback tiling surrounding. There is space and plumbing for a washing machine, space for an upright fridge freezer, space for a dishwasher, space and plumbing for a dishwasher and a window overlooking the front porch.

Tiled flooring flows round into the dining area which has upvc double glazed patio doors out to the rear garden and a radiator, the room could be used as a lounge/diner if desired.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch.

The spacious master bedroom has two upvc double glazed windows overlooking the rear garden, a radiator cupboard housing the boiler with storage space below and an integral wardrobe with hanging rails and shelving above. The room opens out into a dressing area which has a matching range of cupboards and up & over cupboards. Also having an en suite comprising of a wash hand basin, a WC and a double shower cubicle with a sliding door, a wall mounted shower and splashback tiling. An opaque upvc double glazed window to the front aspect with a radiator beneath, an extractor fan, shaver point and a light fitted cabinet with mirrors.

Bedroom 2 is a double size room with a upvc double glazed window to the front aspect, a radiator and an integral storage cupboard with hanging rails and shelving.

Bedroom 3 could be a double sized room if desired. Currently being used as a Home office with a upvc double glazed window overlooking the rear garden and a radiator.

The family bathroom comprises of a WC, a wash hand basin and a double ended bath with a wall mounted electric shower, floor to ceiling tiling, a heated towel rail, extractor fan & an opaque upvc double glazed window to the front aspect.

Garden

The generous-sized front garden has a vegetable patch and a shed, providing a private area. The rear garden features a patio area abutting the property, enclosed by fencing with raised beds and a number of mature shrubs, providing a high degree of privacy. A central lawned area and a slate stone seating area.

Garage/Parking

The property has parking on a driveway leading up to a garage which has an up and over door power and light the front.

