



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

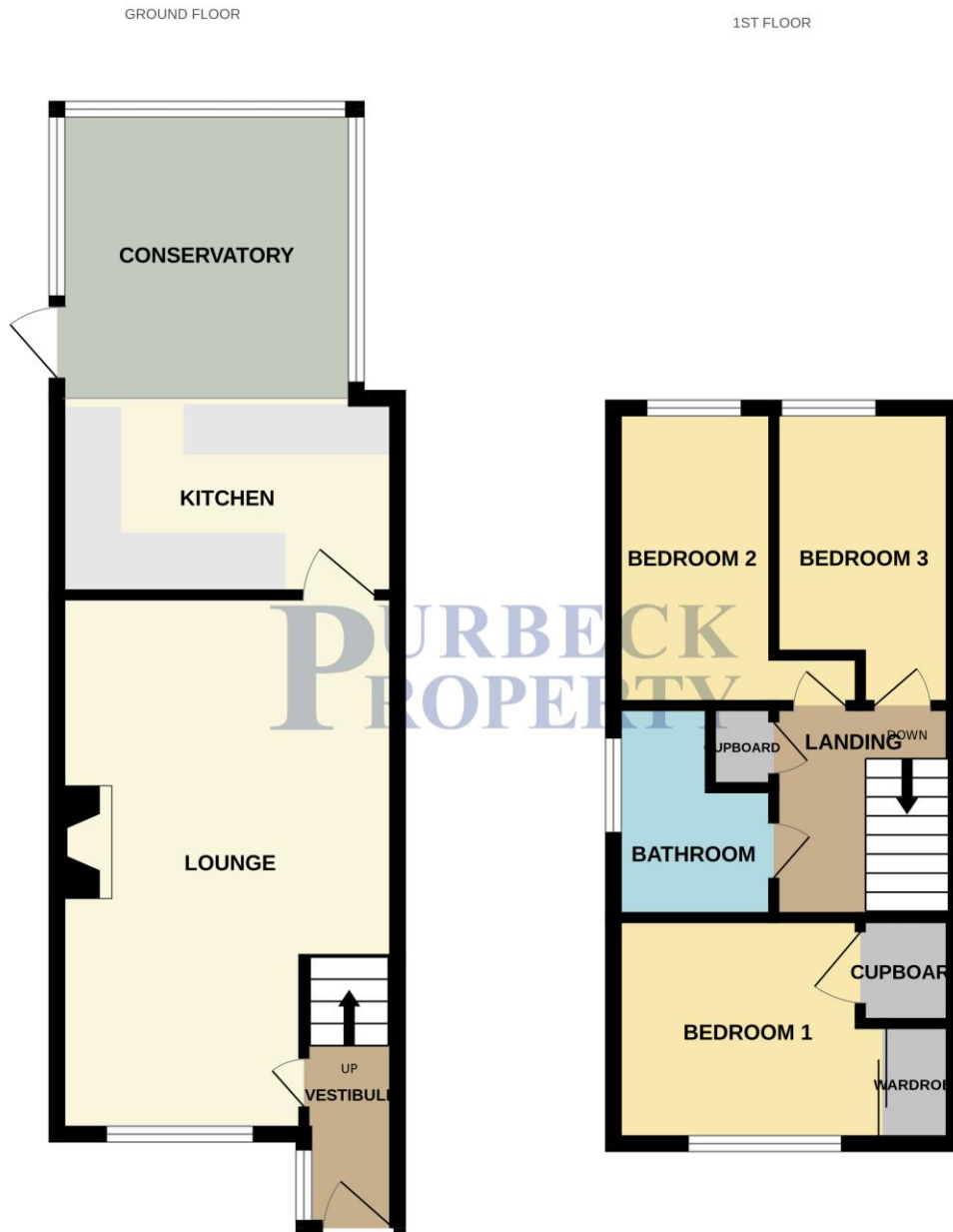
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN END OF TERRACED 3 BEDROOM FAMILY HOME
PREVIOUSLY A 2 BEDROOM HOME
BENEFITING FROM AN OPEN PLAN KITCHEN/ CONSERVATORY & A GARAGE
NO FORWARD CHAIN**



Daniel Drive, Northmoor, BH20 4RU

PRICE £265,000



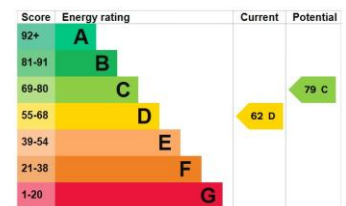
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location: This 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.

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 rating.

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The Property:

This end of terrace home has been converted from a 2 bedroom property and is accessed via a upvc double glazed front door leading into the entrance vestibule with a upvc double glazed window to the side aspect. There is a radiator, stairs to the first floor accommodation, wood laminate flooring and coat hooks. A glass panelled door leads through into the lounge.

The spacious lounge has a upvc double glazed window overlooking the front garden with a radiator beneath. The feature of the room is a fireplace with an inset electric flame effect fire and marble effect base & hearth. A glass panelled door leads through into the kitchen, which is open plan into the conservatory.

The kitchen has a matching range of cupboards at base and eye level with drawers & a display cupboard. A sink with side drainer is set into the work surface, which also incorporates a breakfast bar & splash back tiling around the work surface areas. There is a freestanding gas cooker, space and plumbing for a washing machine as well as for additional under counter appliances. A square arch opens out into the conservatory,

The conservatory, which has a continuation of the tiled flooring, has a upvc double glazed window to all three sides overlooking the rear garden with a polycarbonate roof and a upvc double glazed door out the rear garden.

Stairs lead upto the first floor accommodation where there is access to the loft via a hatch & an airing cupboard housing the hot water cylinder with slatted shelving above.

Bedroom 1 is set at the front of the property with a upvc double glazed window to the front aspect with a radiator beneath and wood laminate flooring flowing throughout. The room benefits from a mirror fronted sliding door wardrobe with a hanging rail and storage space with an over the stairs cupboard providing additional storage.

Bedroom 2 is a single sized room with a upvc double glazed window overlooking the rear garden and onwards to the park, a radiator and wood laminate flooring flowing throughout.

Bedroom 3 is a single sized room with a upvc double glazed window overlooking the rear garden and onwards to the park, a radiator and wood laminate flooring flowing throughout

The bathroom is set out as a modern shower room with a upvc double glazed opaque window to the side aspect. A suite comprising of a wash hand basin, a WC & a corner shower cubicle with a wall mounted electric shower. There is floor to ceiling tiling, tiled flooring, cupboards, heated towel rail and an extractor fan.

Garden

The front garden is laid to lawn, enclosed by fencing and mature shrubs. The rear garden is also enclosed by fencing, with a gate providing access to the front, laid to lawn with a number of mature shrubs, with an area to the side ideal for a shed.

Garage/Parking

The property is conveyed with a garage in a block with an up and over door with parking in front.

Measurements:

Lounge	19'0"	(5.81m)	x	11'10"	(3.62m)
Kitchen	11'10"	(3.62m)	x	8'8"	(2.04m)
Conservatory	10'6"	(3.21m)	x	10'5"	(2.61m)
Garage	16'3"	(4.95m)	x	8'6"	(2.61m)
Bedroom 1	11'10"	(3.62m)	x	7'10"	(2.41m)
Bedroom 2	10'0"	(3.05m)	x	5'10"	(1.79m)
Bedroom 3	7'3"	(2.23m)	x	5'9"	(1.76m)
Bathroom	7'5"	(2.27m)	x	5'7"	(1.71m)



