



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

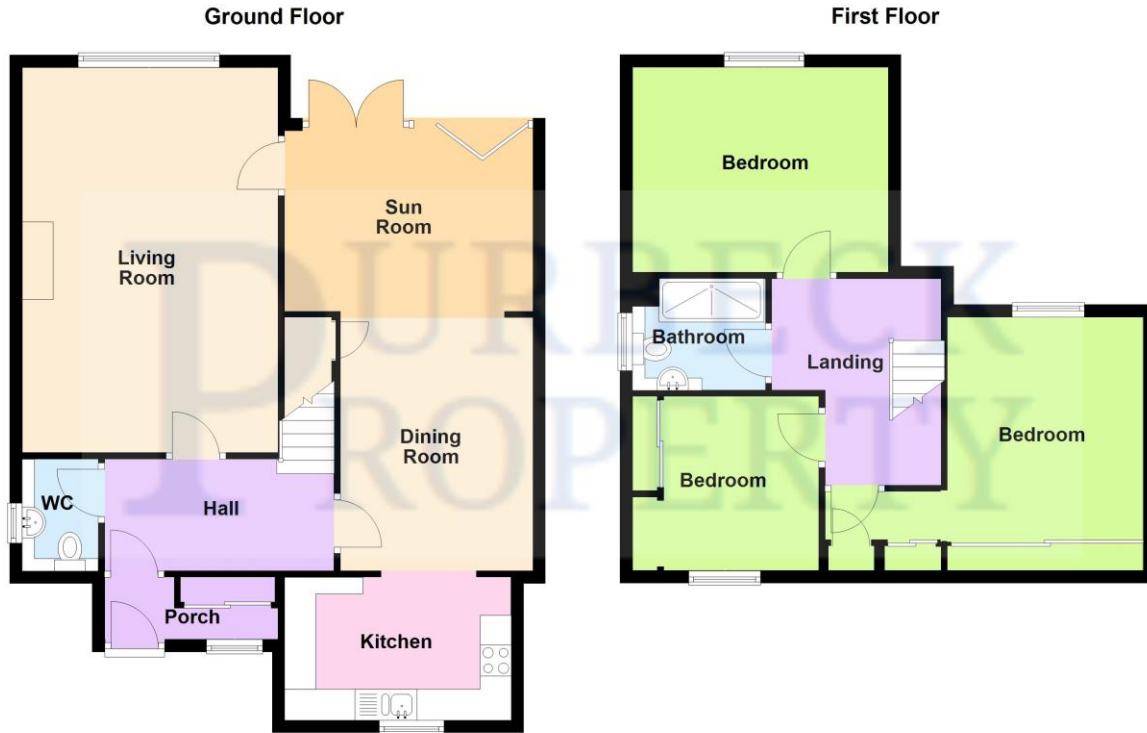
5 South Street
Wareham
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BH20 4LR
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**A VERY WELL PRESENTED 3 BEDROOM, 3 RECEPTION ROOM
FAMILY HOME, TUCKED AWAY IN A PRIVATE DEVELOPMENT, BENEFITTING
FROM A LARGE ENCLOSED GARDEN AND MODERN KITCHEN/ DINER
INTERNAL VIEWING RECOMMENDED**

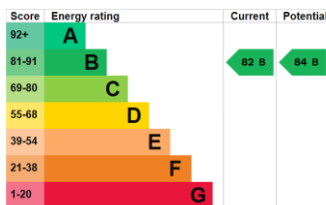


The Alisons Burton Road Wool BH20 6EZ

PRICE £495,000



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 (Tel: 01202 556006)
Plan produced using PlanUp.



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

Location:

The property is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line. Wareham 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 & the museum. There is also a market every Saturday.

Measurements:

Lounge	20'4"	(6.20m)	x	13'2"	(4.03m)
Dining Room	13'6"	(4.12m)	x	10'	(3.06m)
Kitchen	11'11"	(3.65m)	x	7'9"	(2.37m)
3 rd Reception	12'9"	(3.89m)	x	9'7"	(2.93m)
Cloakroom	5'11"	(1.82m)	x	3'11"	(1.21m)
Bedroom 1	13'7"	(4.14m)	x	10'1"	(3.08m)
Bedroom 2	13'2"	(4.03m)	x	10'11"	(3.34m)
Bedroom 3	10'1"	(3.07m)	x	9'1"	(2.60m)
Bathroom	7'	(2.13m)	x	5'10"	(1.79m)

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The Property:

A very well presented family home set on a development of 6 properties, tucked away with a large rear garden.

This home is accessed via an opaque double glazed front door leading into an entrance vestibule with an integral doormat. There is a upvc double-glazed window to the front aspect and a cupboard with shelving, providing ideal space for shoes and coats.

A upvc double glazed door leads into the entrance hallway, with wood laminate flooring flowing throughout, stairs rising to the first floor accommodation, and a radiator. The flooring continues through into the kitchen, dining, and sitting room.

The modern fitted kitchen comprises a matching range of cupboards at base and eye level with soft closing drawers, and a one and a quarter bowl sink with integral drainer set into the work surface with splashback surrounding. There is a four ring induction hob set into the work surface with a splashback behind, and to the side a fitted oven and combination oven and grill, with an extractor fan above. There is space and plumbing for a dishwasher, and a double glazed window to the front aspect.

A square archway flows through into the dining room, with space for an American style fridge freezer and a dining table and chairs. There are matching cupboards complementing the kitchen with a work surface over, cupboards at base and eye level, and a useful larder cupboard with space and plumbing for a washing machine, additional shelving, and tiled flooring.

The room then flows into the sitting room, which overlooks the rear garden through upvc double glazed bi-fold doors, offering plenty of natural light, with an additional matching upvc double glazed sliding doors to the side leading into the lounge. There is also a continuation of the wood laminate flooring and a vertical radiator.

The spacious lounge features a upvc double glazed window overlooking the rear garden with a radiator beneath, and a upvc double glazed sliding patio door leading into the sitting room. The feature of the room is the stylish wood burner set on a slate hearth.

The cloakroom comprises a WC with a hidden cistern and a wash hand basin set into a vanity unit with storage below and cupboards to the side. There is an opaque upvc double glazed window to the side aspect and a heated towel rail.

Stairs lead up to the first floor accommodation, where there is access to the loft via a hatch and an airing cupboard housing the boiler with slatted shelving beneath.

The master bedroom is an L-shaped room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from ample fitted wardrobes, including a triple sliding door wardrobe as well as a full height wardrobe with hanging space and shelving above.

The second bedroom is a generous sized room with a upvc double glazed window overlooking the rear garden and a radiator beneath.

The third bedroom is currently being used as a guest/work room, with a upvc double glazed window to the front aspect with a radiator beneath. The room also benefits from a triple sliding door wardrobe with hanging and storage space.

The modern shower room comprises a WC with a hidden cistern, a wash hand basin set into a vanity unit with storage below and to the side, and a double shower cubicle with both rainfall and handheld shower attachments. The room is fully tiled and benefits from a heated towel rail, an extractor fan, and an opaque upvc double glazed window to the side aspect.

Garden:

The rear garden has an extensive patio area abutting the property with steps down to the main garden and access to the side via a 6ft security gate, and an outside tap. The steps lead to the rear garden, which is predominantly laid to lawn and enclosed by fencing and hedges. There is a vegetable patch, shed/workshop, wood store, and a number of seating areas to enjoy the sun. The garden backs onto fields and also features a summer house with double glazed doors, a patio area to the front overlooking the garden, and a secondary shed with glazed doors and a rear window.

Estate Agents Note:

Please note the property is conveyed with a solar panel system. Please call our Wareham office for more information.

