



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

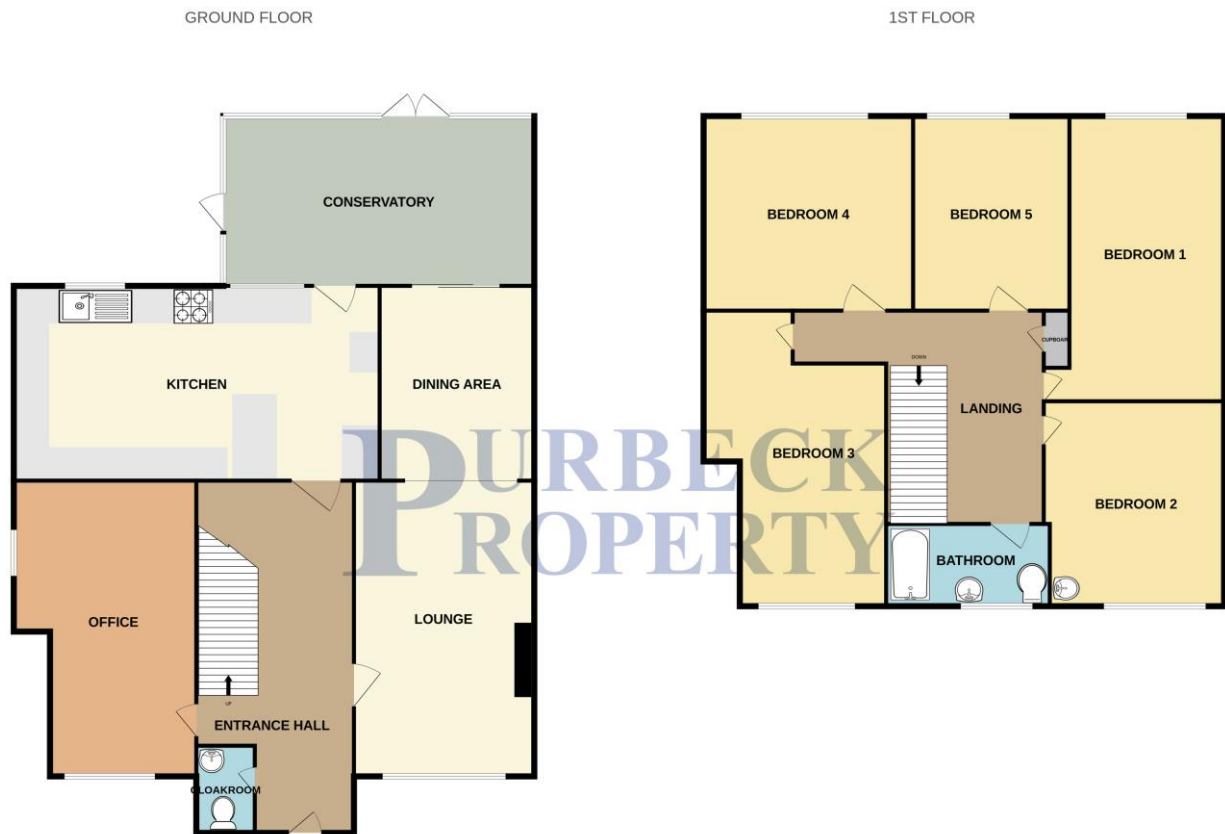
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**A WELL PRESENTED 5 BEDROOM END-TERRACE FAMILY HOME  
SET IN A CUL DE SAC WITH A CONSERVATORY,  
LARGE ENCLOSED GARDEN AND GARAGE  
NO FORWARD CHAIN**



# Wellstead Road, Northmoor, BH20 4EY

## GUIDE PRICE £400,000



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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### Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



**Location:** The property is in the northern part of Wareham, close to Northmoor Park. The train station, which is on the main Weymouth to London Waterloo line, is within walking distance and there is good road access to 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 is a Saxon walled town with a Quay, where a market is held on Saturdays. The town also has a cinema, sports centre, popular schools, restaurants, cafes, St Martin's Church and a museum.

### Measurements:

Lounge	23'9"	(7.24m)	x	11'10"	(3.63m)
Kitchen	18'5"	(5.63m)	x	9'4"	(2.85m)
Conservatory	14'9"	(4.50m)	x	7'6"	(2.30m)
Study	13'11"	(4.24m)	x	7'4"	(2.25m)
Cloakroom	5'7"	(1.71m)	x	2'5"	(0.74m)
Bedroom 1	13'11"	(4.24m)	x	9'3"	(2.89m)
Bedroom 2	11'4"	(3.47m)	x	9'5"	(2.89m)
Bedroom 3	15'8"	(4.77m)	x	9'5"	(2.89m)
Bedroom 4	15'8"	(3.29m)	x	7'9"	(2.38m)
Bedroom 5	7'4"	(2.25m)	x	7'9"	(2.37m)
Bathroom	6'11"	(2.12m)	x	5'5"	(1.66m)

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### The Property:

This extended well presented home is accessed via an opaque upvc double glazed door leading through into the entrance hallway. There is an integral doormat, stairs up to the first floor accommodation with under stairs storage space and a radiator. The property has a downstairs cloakroom with a WC, corner wash hand basin with splash back tiling, radiator and an opaque upvc double glazed window to the front aspect.

The double aspect living room has a upvc double glazed window to the front aspect with a radiator beneath and double glazed patio doors out to the conservatory with two radiators. The feature of the room is a fireplace with a tiled base and a wood frame shelf above.

The kitchen/ breakfast room has a matching range of cupboards at base and eye level with drawers, display shelving & display cupboards. There is an integral wine rack, space for an upright gas cooker, space and plumbing for a washing machine, dishwasher and for an upright fridge freezer. A one and a quarter bowl sink with side drainer is set into the work surface with splash back tiling surrounding. The work surface also incorporates a breakfast bar. There are two upvc double glazed windows and a matching door to the rear aspect as well as a radiator.

Off from the kitchen and lounge is a upvc double glazed constructed conservatory with patio doors out to the rear garden, matching glass roof & wood laminate flooring.

The property benefits from a downstairs cloakroom comprising of a WC, a corner wash hand basin with splash back tiling, radiator and an opaque upvc double glazed window to the front aspect.

The home office has a upvc double glazed window to the front aspect with a radiator beneath and an additional upvc double glazed window to the side aspect and a cupboard housing the boiler.

Stairs lead up to the first floor accommodation providing access to the loft via a hatch and an airing cupboard housing the boiler with slatted shelving.

Bedroom 1 is set facing the rear of the property with upvc double glazed window overlooking the rear garden with a radiator beneath.

Bedroom 2 is also a double sized room with a upvc double glazed window to the front aspect with a radiator beneath as well as a wash hand basin.

Bedroom 3 is double sized room with a upvc double window to the front aspect with a radiator beneath and a matching opaque window to the side aspect.

Bedroom 4 could fit a double bed if desired with a upvc double glazed window overlooking the rear garden with a radiator beneath.

Bedroom 5 is a single sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The bathroom has a matching suite comprising a WC, a wash hand basin & a bath with wall mounted electric shower & a concertina shower screen. There is aqua panelling, a radiator, an extractor fan & an opaque upvc double glazed window to the front aspect.

### Garden:

Garden: The front garden is laid to gravel for easy maintenance with a path leading to the front door. The large rear garden is enclosed by fencing and has a large patio area as well as a gravelled area ideal for entertaining. The remainder is laid to grass with a garden shed at the rear and space for additional outbuildings if required.

### Garage/ Parking:

The property has a garage set in a block next to the property, with an up and over door & power and light.

