



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

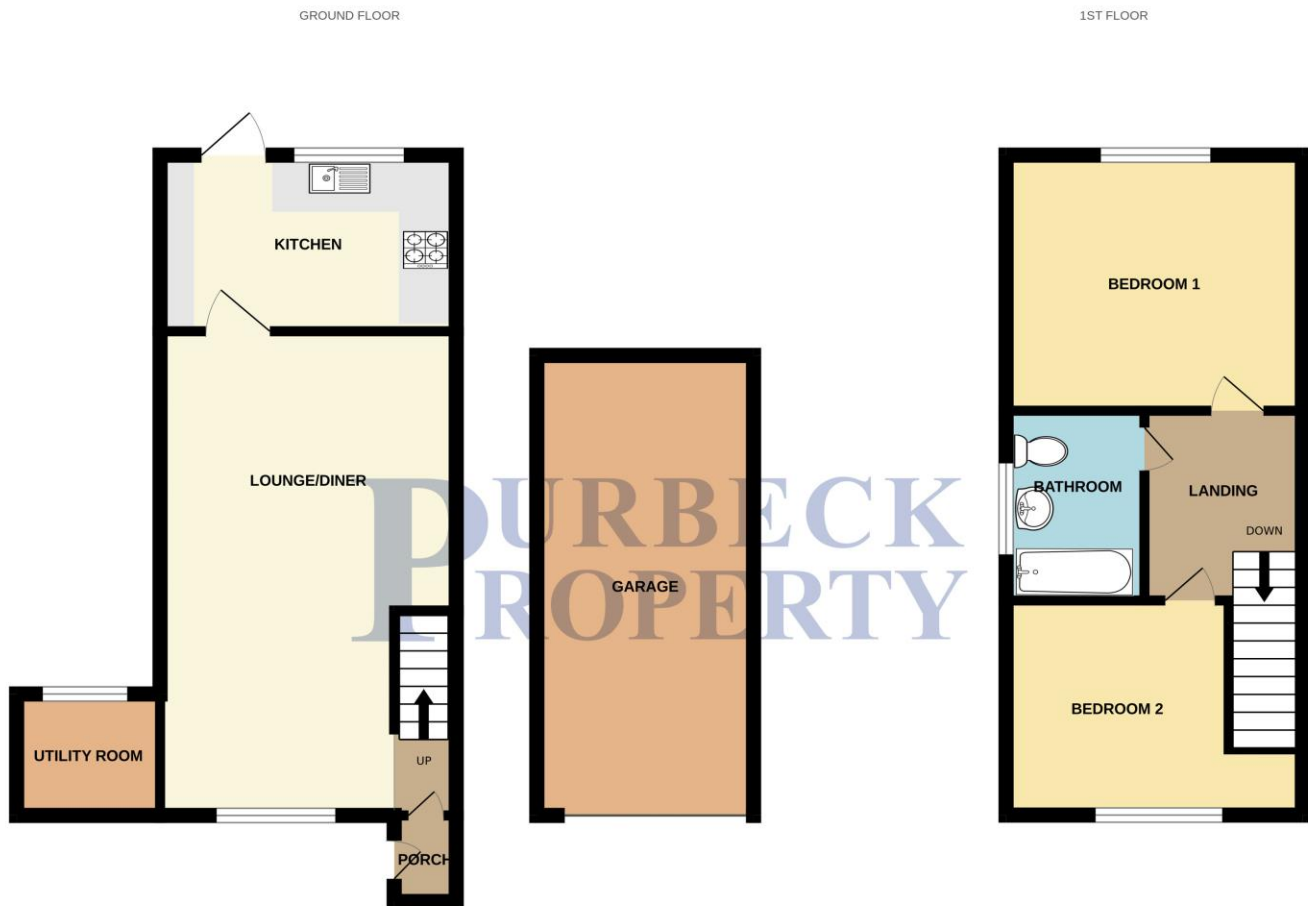
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**A WELL PRESENTED 2 BEDROOM HOME ON CORNER PLOT
BENEFITTING FROM MODERN KITCHEN & BATHROOM
ENCLOSED REAR GARDEN WITH PATIO AND LAWN
INTERNAL VIEWING HIGHLY RECOMMENDED**



Northmoor Way, Wareham, BH20 4RZ

PRICE £290,000



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 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.

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The Property:

This well presented home is accessed via a upvc double glazed front door leading through into an entrance vestibule. There is a upvc double glazed window overlooking the front garden, tiled flooring & space for shoes, a hanging rail for coats.

The spacious living room/ diner has a upvc double glazed window with a radiator beneath & understairs storage space.

Flowing into the modern kitchen there is a matching range of cupboards at base and eye level with soft closing drawers & an integral wine rack. A sink with side drainer is set into the worksurface with splash back tiling surrounding as well as a four ring gas hob with an extractor and light above & splash back. There is also a separate fitted oven with a microwave above, other integral appliances include a dishwasher and a fridge. There is tiled flooring, underfloor heating & an opaque upvc double glazed door out to the rear garden with a window to the side.

The utility room has an opaque upvc double glazed window to the rear garden with space and plumbing for a washing machine and space for an upright fridge freezer. There is also a heated towel rail.

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

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from double wardrobes with soft closing drawers below and a dressing table with shelving above.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from an over the stairs cupboard and a useful alcove ideal for a wardrobe.

The modern bathroom comprises of a WC, a wash hand basin and a bath with both handheld & rainfall showers. There is floor to ceiling tiling, tiled flooring with under floor heating, extractor fan and a heated towel rail. There is an opaque upvc double glazed window to the side aspect.

Garden:

The front lawned garden is enclosed by fencing with a gate to the side and a path leading to the front door. The rear garden sweeps around to the side of the property with a decked area with outside lighting & a gravel area. The garden is enclosed by fencing with raised beds, a patio area and access to the garage.

Garage/ Parking:

The property is conveyed with a garage with power and light.

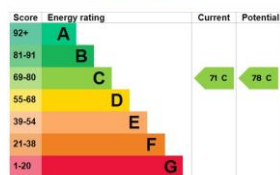
Measurements:

| | |
|--------------|--------------------------------|
| Lounge | 18'10" (5.75m) x 11'9" (3.59m) |
| Kitchen | 11'10" (3.61m) x 6'10" (2.09m) |
| Utility Room | 4'9" (1.45m) x 5'5" (1.66m) |
| Garage | 17'10" (5.43m) x 8'5" (2.56m) |
| Bedroom 1 | 11'9" (3.58m) x 9'10" (3.01m) |
| Bedroom 2 | 11'8" (3.57m) x 8'3" (2.52m) |
| Bathroom | 7'1" (2.18m) x 5'4" (1.63m) |

Energy rating and score

This property's energy rating is C. 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.

