



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

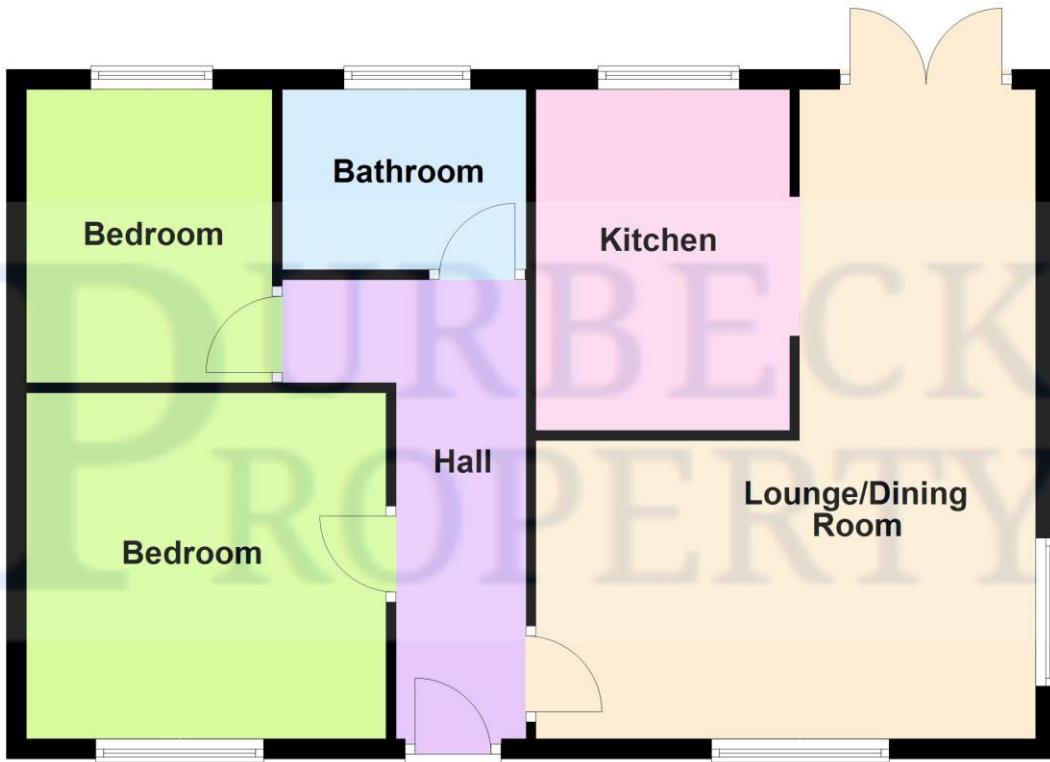
A 2 BEDROOM BUNGALOW SET ON A GENEROUS CORNER PLOT JUST OUTSIDE OF WAREHAM TOWN CENTRE WITH THE BENEFIT OF A SWEEPING FRONT GARDEN WITH VEGETABLE PATCHS & FRUIT TREES, PLUS A GARAGE & DRIVEWAY FOR PARKING A NUMBER OF VEHICLES.



Northport Drive, Northport, Wareham BH20 4DL

PRICE £425,000

Ground Floor



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.bournemoutheenergy.co.uk
(Tel: 01202 556006)
Plan produced using PlanUp.

Location:

This home is situated 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.

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The Property:

This elevated bungalow with a tree line orchard is accessed via an opaque upvc double glazed front door through into the entrance hallway, where there is solid Oak flooring flowing throughout, a radiator, a cupboard with slatted shelving & hot water tank, & access to the loft via a hatch.

The spacious double aspect lounge/diner is an 'L' shaped with the lounge area having upvc double glazed windows to the front & to the side aspects. The feature of the room is a log burner which has a tiled base with solid Oak flooring flowing through into the dining area which has upvc double glazed patio doors out to the rear garden & a radiator.

An arch gives access to the modern kitchen which has a matching range of cupboards at base & eye level with soft closing drawers & display cupboards. A sink is set into the work surface. There is space & plumbing for a washing machine & for a dishwasher. There is space for a 'Range' cooker with an extractor hood & light above, solid Oak flooring flows from the dining area & there is a upvc double glazed window with matching door to the side out to the rear garden.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath & an integral double wardrobe with hanging & storage space.

The second bedroom has a continuation of the wood flooring from the hallway. There is a upvc double glazed window to the rear aspect, a radiator & an integral double door wardrobe.

The bathroom has a suite comprising of a wash hand basin, a wc, a shower cubicle with a wall mounted shower & a roll top bath. The room has two opaque upvc double glazed windows to the rear aspect, a radiator, an extractor fan & a continuation of the wood flooring from the hallway.

Garage & Parking:

The property is conveyed with a garage that has an up & over door with a driveway in front that provides parking for a number of vehicles with space for a boat or camper van if desired.

Garden:

The enclosed rear garden has a patio area & decking abutting the property. There is a raised gravel area ideal for BBQ's & entertaining with a grapes vines, a shed & storage area behind the garage & raised borders at the rear boundary.

The useable front garden sweeps around the property & has a large fish pond, raised borders, a lawned area, rockery, a greenhouse, a chicken coop & a number of mature vegetable beds & fruit trees.

Measurements:

Lounge	16'4" (5m) x 11'2" (3.40m)
Dining Room	11'3" (3.44m) x 7'5" (2.27m)
Kitchen	9'7" (2.94m) x 8'7" (2.62m)
Bedroom 1	11'11" (3.63m) x 9'11" (3.03m)
Bedroom 2	8' (2.45m) x 9'7" (2.93m)
Bathroom	8'1" (2.48m) x 5'6" (1.68m)



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



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.