



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

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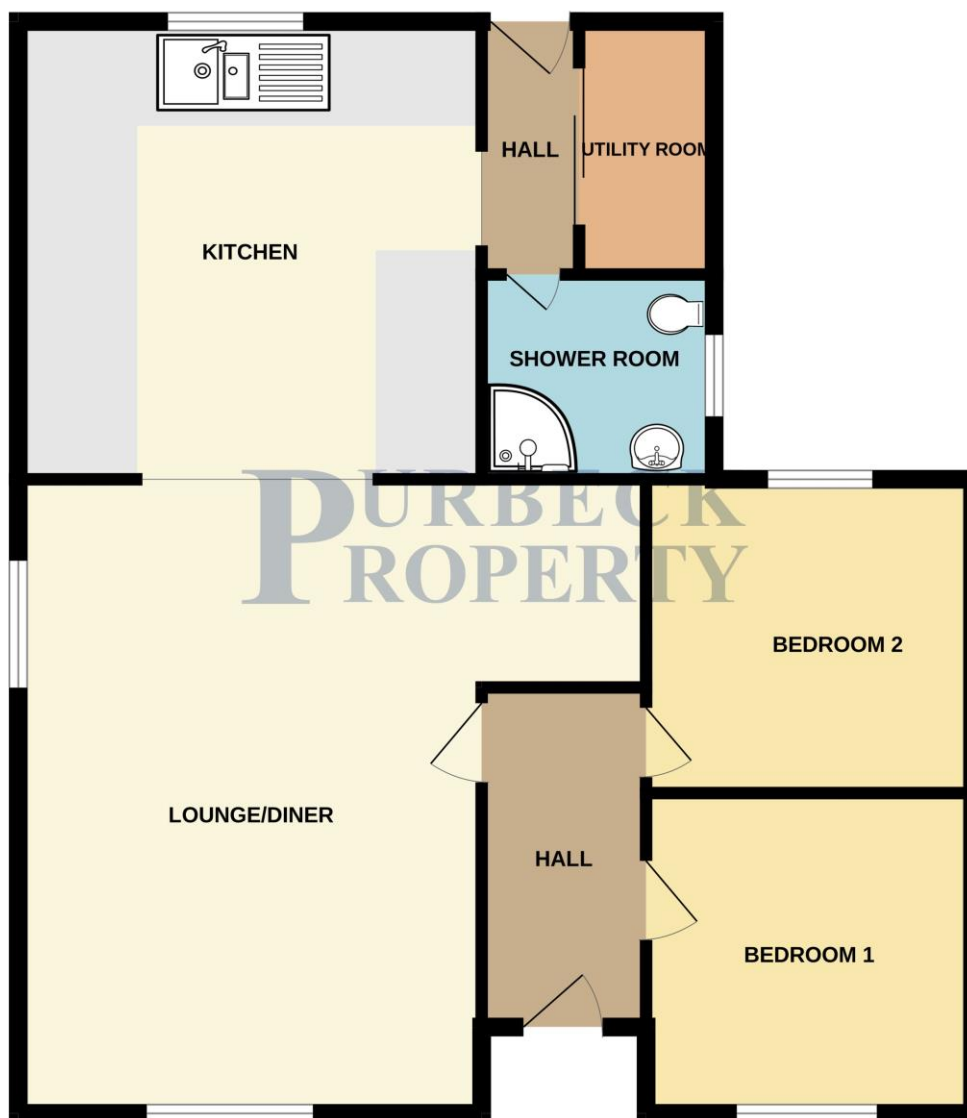
**A WELL PRESENTED 2 BEDROOM BUNGALOW  
WITH A WELL CARED FOR TIERED GARDEN  
ENJOYING VIEWS OF THE SURROUNDING COUNTRYSIDE  
INTERNAL VIEWING HIGHLY RECOMMENDED**



# Macville Avenue, Wool, Wareham, BH20 6BX

## PRICE £359,950

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



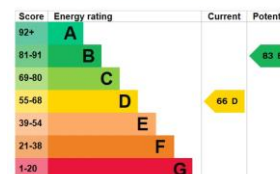
### Location:

The property is located in the popular village of Wool and within walking distance to the local primary school as well as Wool train station. This property 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.

### Energy rating and score

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

[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 deceptive and cosy bungalow is accessed via steps leading upto an opaque upvc double glazed front door gaining access to the entrance hallway where there is a radiator, stripped wood flooring & access to the loft via a hatch.

The master bedroom is set to the front of the property with a continuation of the stripped wood flooring. There is a upvc double glazed window with shutters with a radiator beneath.

The second bedroom is a double sized room with a upvc double glazed window overlooking the patio area with a radiator beneath & a continuation of the stripped wood flooring.

The inner hallway flows through into the lounge/ diner which has a upvc double glazed window to the front aspect with shutters & a radiator beneath. The feature of the room is a log burner set onto a granite corner surface. The dining area of the room expands out with a upvc double glazed window to the side aspect with shutters & a radiator beneath.

A square arch gives access to the modern kitchen which has a matching range of cupboards at base and eye level with soft closing drawers. A four ring gas hob & a one and a quarter bowl sink are set to the quartz worksurface with splash back behind. Integral appliances include a fitted oven, a combination microwave, a dishwasher, space & plumbing for a washing machine, space for an upright fright/freezer & an integral wine rack. There is a upvc double glazed window overlooking the rear garden & Kardean flooring flows through into the utility area.

The utility area has an opaque upvc double glazed door out to the rear garden, a radiator, shelving & a coats hook. There is a sliding door giving access to the boiler as well as space for additional under the counter appliance.

The modern shower room comprises a WC and a wash hand basin set into a vanity unit with storage below. There is a corner shower cubicle fitted with both rainfall and handheld showers with splashback tiling. An opaque upvc double glazed window with shutters to the side aspect. Additional features include linoleum flooring, a mirror fronted cabinet with shelving to either side, a towel rail and an extractor fan.

### Garden:

The enclosed rear garden features a patio area abutting the property, which extends around to the side with a gate providing access to the front. The landscaped tiered garden offers a number of sun areas, beginning with a lawned section, tiered steps, and a BBQ area leading up to a patio that enjoys south-westerly views. Further tiered levels continue beyond, enclosed by mature shrubs, fencing and hedging as well as apple trees. At the top of the garden is a summer house with power, an external water tap, and a decked seating area overlooking the countryside with a patio area in front. The summer house benefits from upvc double glazed windows facing the garden and is next to a pitched roof shed ideal for additional storage.

### Parking:

There is parking available in front of the bungalow

### Measurements:

Lounge/Diner	20' (6.10m) x 13'4" (4.08m)
Kitchen	11'8" (3.56m) x 9' (2.78m)
Utility Room	5'11" (1.82m) x 4'9" (1.45m)
Summerhouse	12'2" (3.71m) x 7'5" (2.28m)
Bedroom 1	10' (3.06m) x 10'1" (2.28m)
Bedroom 2	10'2" (3.08m) x 9'8" (2.94m)
Bathroom	6'5" (1.16m) x 6' (1.82m)

