



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERY WELL PRESENTED FAMILY HOME
WITH A MODERN KITCHEN, CONSERVATORY
& AN ENCLOSED GARDEN WITH VIEWS OF A FOREST
INTERNAL VIEWING HIGHLY RECOMMENDED
VENDOR SUITED WITH A COMPLETE CHAIN**



Woodlands Drive, Sandford, Wareham, BH20 7QA

PRICE £375,000



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.

Location:

The property is set in the popular Woodlands development in Sandford with access to open countryside at the rear of the property. It is also a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. 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 boat trips to Poole Harbour, with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins 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 double glazed front door leading through into an entrance hallway with wood laminate flooring flowing throughout. There are stairs up to the first floor accommodation, a radiator & shelving.

The modern fitted kitchen has a matching range of cupboards at base and eye level with under lighters, a corner carousel & soft closing drawers. A four ring ceramic hob is set into the work surface with fitted oven below & chimney style extractor with light above & splash back surrounding. There is a sink with side drainer set into the worksurface, space and plumbing for a washing machine & an upvc double glazed window to the front aspect. Integral appliances include a dishwasher, fridge & a freezer.

The spacious living room has upvc double glazed sliding doors out to the conservatory with a matching window to the side aspect with a radiator beneath & a spacious under stairs storage cupboard. The feature of the room is a wood framed fireplace with a marble base & hearth.

The conservatory has upvc double glazed windows to all sides with matching patio doors out to the rear garden. There is tiled flooring & electrical points.

The downstairs cloakroom comprises of a wc, a wash hand basin set into a vanity unit with aqua panelling surrounding. There is an opaque upvc double glazed window to the front aspect, a radiator & a mirror front cabinet.

Stairs lead up to the first floor accommodation where there is access to the loft via a hatch & an airing cupboard with slatted shelving housing the hot water tank.

The master bedroom is a spacious room with a upvc double glazed window and radiator beneath overlooking the rear garden and beyond to the woodlands. There is a range of fitted furniture including fitted wardrobes with up and over cupboards & shelving with downlighters. There are five fitted wardrobes with hanging rails & storage space.

The second bedroom is a double sized room with a upvc double glazed window overlooking the front aspect and a radiator below.

The third bedroom is a single sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

The modern family bathroom comprises of a wash hand basin set into the vanity unit with storage below, a wc and a bath with both rainfall & handheld showers. There is also an opaque upvc double glazed window to the side aspect, floor to ceiling tiling & a heated towel rail.

Garden:

The rear garden is enclosed by fencing & laid to astroturf for easy maintenance. There is a raised decked area at the rear to enjoy views of the woodlands & forest behind. The front garden is laid to lawn.

Garage/ Parking:

The property has a garage with a pitched roof ideal for storage power, light & an up and over door. There is a driveway in front providing off road parking for a number of vehicles.

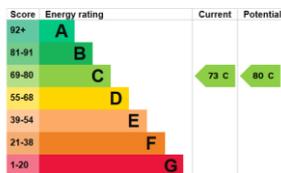
Measurements:

Living Room	19'11"	(6.07m)	x	14'9"	(4.51m)
Kitchen	7'11"	(2.42m)	x	9'7"	(2.93m)
Conservatory	11'	(3.35m)	x	9'3"	(2.84m)
Cloakroom	5'8"	(1.73m)	x	3'	(0.92m)
Bedroom 1	14'9"	(4.51m)	x	9'	(2.75m)
Bedroom 2	12'11"	(3.93m)	x	7'11"	(2.42m)
Bedroom 3	9'6"	(2.91m)	x	6'6"	(1.98m)
Bathroom	8'	(2.44m)	x	7'5"	(2.26m)
Garage	18'6"	(5.64m)	x	8'4"	(2.56m)

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.

