



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

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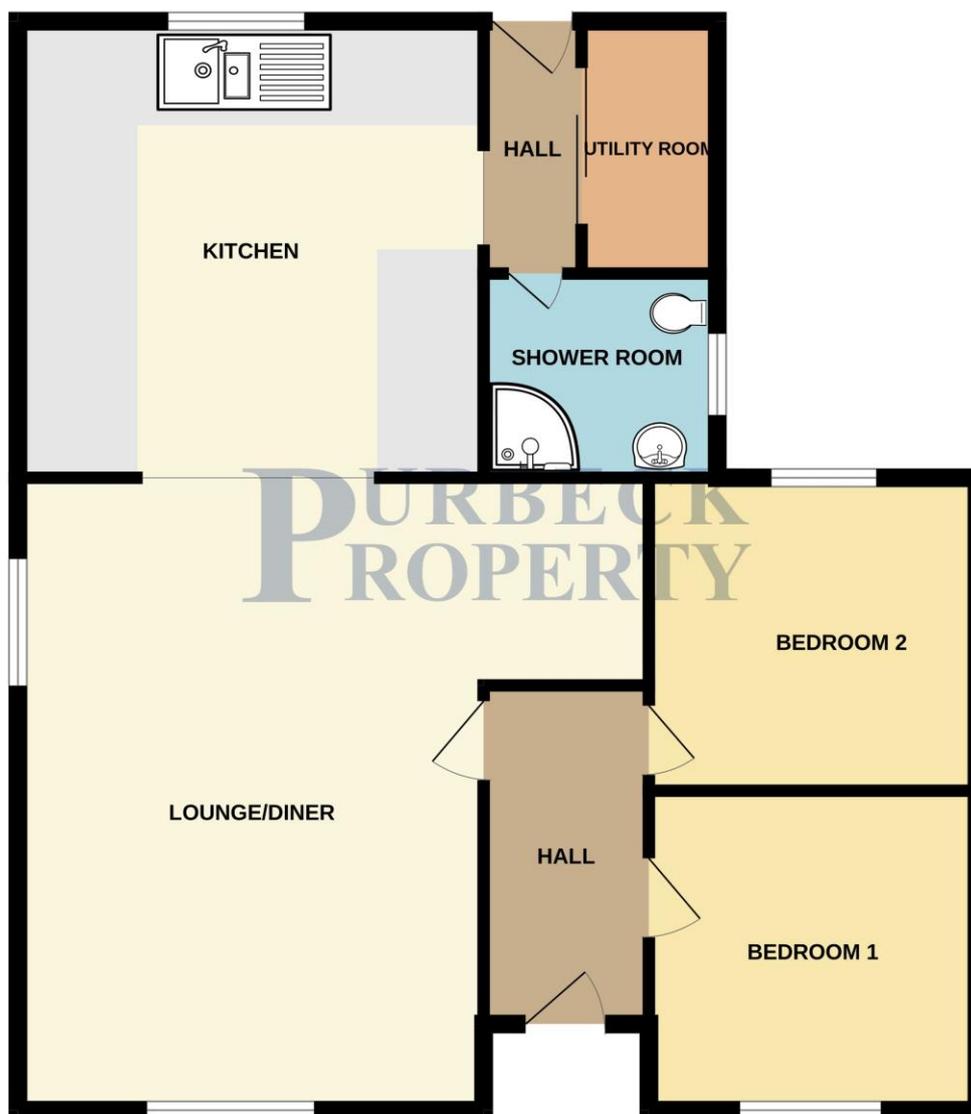
**A WELL PRESENTED 2 BEDROOM BUNGALOW
WITH A WELL CARED FOR TIERED GARDEN
ENJOYING VIEWS OF THE SURROUNDING COUNTRYSIDE
INTERNAL VIEWING HIGHLY RECOMMENDED**



Macville Avenue, Wool, Wareham, BH20 6BX

PRICE £375,000

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



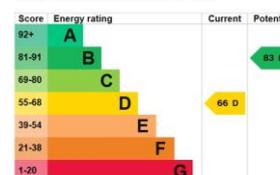
Location:

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 up to 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 frigh/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)

