



# PURBECK PROPERTY

CELEBRATING 40 YEARS  
IN WAREHAM

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A SPACIOUS & WELL-PRESENTED FAMILY HOME SET  
OVERLOOKING ALLOTMENTS & WAREHAM FOREST  
IN THIS POPULAR RESIDENTIAL LOCATION.  
NO FORWARD CHAIN**



# Northmoor Way, Northmoor, Wareham BH20 4EU

## Offers In The Region of £425,000



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

### Location:

The property is set just outside of Wareham town centre within a SSSI protection area. The train station is within walking distance. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking & mountain biking on the Sika Trail. 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 popular market every Saturday on the Quay.

### Measurements:

Lounge/Diner	22'1" (6.73m) x 10'10" (3.32m)
Kitchen	10'4" (3.15m) x 9'1" (2.78m)
Cloakroom	5'10" (1.78m) x 2'11" (.89m)
Bedroom 1	11'10" (3.63m) x 10'11" (3.34m)
Bedroom	10'11" (3.34m) x 7'10" (2.99m)
Bedroom 3	9'2" (2.80m) x 6'9" (2.05m)
Bathroom	7'10" (2.39m) x 5'7" (1.70m)

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### The Property:

This spacious & well-presented home is accessed via an opaque upvc double glazed front door leading through into an entrance hallway where there are stairs to the first-floor accommodation with a large understairs storage cupboard, radiator & a cloakroom.

The double aspect living room has a upvc double glazed window to the front aspect with a radiator beneath & upvc matching patio doors out to the rear patio & garden with an additional radiator to the side.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers. A four-ring ceramic hob is set into the work surface with an oven below & extractor hood above. A sink is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine, for a dishwasher & space for an upright fridge/freezer. The room also has a radiator, upvc double glazed door to the side aspect & a matching window overlooking the rear garden.

The downstairs cloakroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & shelving to the side. There is also a heated towel rail & an opaque upvc double glazed window to the side aspect.

Stairs lead up to the first-floor accommodation where there is a upvc double glazed window to the side aspect, access to the loft via a hatch & two spacious storage cupboards.

Bedroom one is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from an integral double door wardrobe with storage space.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room has an integral wardrobe with storage space.

The third bedroom has a upvc double glazed window overlooking the rear garden with radiator beneath and an integral cupboard with hanging rail & storage space.

The modern bathroom comprises of a wc, a wash hand basin set into a vanity unit & a bath with a shower attachment. The room has floor to ceiling tiling, an extractor fan, opaque upvc double glazed window to the front aspect & a heated towel rail.

### Garage & Parking:

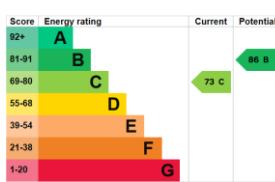
The property has a garage with an up and over door with a driveway in front providing off road parking for 2 vehicles.

### Garden:

The front garden is predominately laid to lawn with mature shrubs surrounding with the rear garden having an open outlook towards the allotments & beyond to Wareham Forest. The garden is enclosed with direct access on to the allotments if required with borders to either side. There is a large lawned area & a spacious patio abutting the property.

### Agents Note:

Following an extensive refurbishment in 2023 the property was re-decorated throughout & had a new kitchen, bathroom & cloakroom. All the plumbing, electrics were new, as well as a new boiler, double glazing & carpets. Please note that the photos are before the tenant move in.



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

