



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM SEMI-DETACHED HOME
SET IN A VILLAGE CUL DE SAC WITHIN WALKING DISTANCE OF
LOCAL SHOPS & BENEFITING FROM AN ENCLOSED GARDEN & A GARAGE
NO FORWARD CHAIN**



Crown Yard, Winfrith Newburgh, Dorset DT2 8NW

PRICE £325,000



Location:

Set in the heart of the Dorset countryside, the picturesque village of Winfrith Newburgh offers an idyllic rural lifestyle within easy reach of the coast. This sought-after village lies just a short drive from Lulworth Cove, Durdle Door, and the Jurassic Coast, a UNESCO World Heritage Site. Conveniently located between Dorchester and Wareham, the village benefits from nearby mainline rail services to London Waterloo, good road links, and well-regarded schools in both the state and independent sectors.

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The Property:

This family home is accessed via an opaque double glazed front door which leads through into the entrance hallway with an integral doormat, radiator & stairs to the first floor accommodation.

The spacious double aspect living room has upvc double glazed windows to the front & rear aspects with three radiators & access to under the stair storage space. The feature of the room is a fireplace with an inset electric fire.

The kitchen has tiled flooring flowing throughout with a double glazed door & a matching window to the side leading out to the rear garden. Set into the work surface is a one & a quarter bowl sink & side drainer with splash back tiling surrounding. The kitchen comprises of a matching range of units at base & eye level with drawers, plate rack & display shelving. There is space for an upright fridge/ freezer, an upright cooker, space & plumbing for a washing machine & a free standing dishwasher. There is also a wall mounted boiler.

The downstairs cloakroom has an opaque upvc double glazed window to the front aspect & comprises of a radiator, a wc & a wash hand basin with storage below & splash back tiling surrounding.

The stairs lead up to the first floor accommodation & has a landing with access to the loft via a hatch, a radiator, a upvc double glazed window to the side aspect & an airing cupboard housing water tank with slatted shelving below.

Bedroom 1 is a double sized room with a upvc double glazed window overlooking the rear aspect with a radiator below & a useful alcove ideal for a wardrobe.

Bedrooms 2 is a double sized room with a upvc double glazed window to the front aspect with radiator below.

Bedroom 3 is a single sized room with a upvc double glazed window to the front aspect with radiator below.

The family bathroom has an opaque upvc double glazed window to the rear aspect & comprises of a wc, a wash hand basin & a corner shower cubicle with a wall mounted shower with splash back tiling surrounding. There is also an extractor fan & a radiator.

Garage/ parking

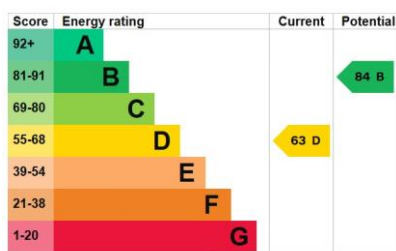
The garage has an electric roller door with a pitched roof for storage, power points & an opaque double glazed door giving access to the rear garden. There is parking in front of the garage on the driveway & allocated parking opposite the property.

Garden:

The rear garden has a patio area abutting the property with the remainder laid to lawn & enclosed by fencing. There is an outside tap with the rear gaining access to the garage.

Measurements:

Lounge	23'2"	(7.07m)	x	11'8"	(1.08m)
Cloakroom	4'10"	(1.47m)	x	2'8"	(0.82m)
Bedroom 1	12'	(3.68m)	x	8'2"	(2.49m)
Bedroom 2	10'9"	(2.27m)	x	7'10"	(2.39m)
Bedroom 3	7'5"	(2.27m)	x	6'9"	(2.07m)
Bathroom	6'6"	(1.98m)	x	5'9"	(1.78m)
Garage	16'4"	(4.99m)	x	8'2"	(2.49m)



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

