



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 5 BEDROOM FAMILY HOME
BACKING ONTO PLAYING FIELDS & SET IN A CUL DE SAC
WITHIN WALKING DISTANCE TO THE TRAIN STATION
NO FORWARD CHAIN**



Wyllon Place, Wool, Wareham, BH20 6HR

PRICE £750,000



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

Location:

The property is located in the popular village of Wool which 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.

Measurements:

Lounge	19'1" (5.83m) x 11'5" (3.48m)
Dining Room	15'2" (4.63m) x 10'4" (3.15m)
Kitchen	22'3" (6.79m) x 10'6" (3.21m)
Utility Room	10" (3.05m) x 6'1" (1.87m)
Cloakroom	9'11" (3.04m) x 3'8" (1.12m)
Bedroom 1	19'1" (5.83m) x 16'4" (4.98m)
Bedroom 2	10'7" (3.24m) x 13'7" (4.14m)
Bedroom 3	10'8" (3.17m) x 9'1" (2.78m)
Bedroom 4	9'7" (2.93m) x 6'16" (2.10m)
Bedroom 5	8'5" (2.58m) x 12' (3.86m)
Bathroom	9'10" (3.01m) x 6'2" (1.87m)

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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The Property:

The property is accessed via a double glazed front door leading through to an entrance hallway. There are stairs up to the first floor accommodation with under stairs storage, a radiator & a double glazed window to the front aspect.

The spacious double aspect living room has two upvc double glazed windows overlooking the front & rear aspect with a radiator beneath them. The feature of the room is a fireplace with an inset gas fire.

The separate dining room has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The spacious kitchen/breakfast room is fitted with a matching range of cupboards at base & eye level with soft close drawers. A one and a quarter bowl sink with side drainer is set into the work surface where there is space & plumbing for a dishwasher, along with space for an American-style fridge/ freezer & a range cooker with splashback tiling & an extractor hood above. Tiled flooring flows throughout the room and into the breakfast area, which features a radiator, a breakfast bar & an additional matching range of cupboards & drawers. Upvc double-glazed patio doors open out to the rear garden with a matching side window.

The utility room has a continuation of the tiled flooring with an opaque glazed door out to the side aspect with windows to the side. There is a matching range of cupboards at base & eye level, a sink with side drainer set into the work surface with splash back tiling surrounding & space & plumbing for a washing machine.

The downstairs shower room comprises of a WC, a wash hand basin, a shower cubicle with a wall mounted shower attachment, floor to ceiling tiling, a radiator & an extractor fan.

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

The master bedroom enjoys double aspect room with upvc double glazed window with a radiator beneath overlooking the front aspect & a similar matching window with a radiator beneath overlooking the rear garden & playing fields. The room benefits from an up & over wardrobes & cupboard with matching bedside cabinets, as well as integral fitted wardrobes (not included within the measurements).

The en suite shower room comprises of a wc, a wash hand basin, a corner shower cubicle with a wall mounted shower, a radiator, an opaque upvc double glazed window to the side aspect, a shaver point, extractor fan & floor to ceiling tiling,

Bedroom 2 is a spacious double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room benefits from a double integral wardrobe with a hanging rail & storage space.

Bedroom 3 is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath & views of the playing fields.

Bedroom 4 is currently being used as a home office & enjoys a double aspect with upvc double glazed windows to the front & side aspects with radiators beneath.

Bedroom 5 could be used as a double room & has a double glazed Velux window to the front aspect with a pull down blind & a radiator below.

The family bathroom comprises of a WC, a wash hand basin & a bath with shower attachment as well as a separate shower cubicle with a wall mounted shower. There is floor to ceiling tiling, a radiator, an extractor fan & an opaque double glazed window to the side aspect.

Garage/ Parking:

The front of property is a brick paved, providing off road parking for three vehicles plus additional guests vehicles. There is a garage with an up & over door with power & light.

Garden:

The rear enclosed garden has outside lighting & laid to astroturf with patio slab surrounding & raised borders at the rear. The garden backs onto playing fields with access to either side with security gates & a gate at the back allowing access to the field.



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.