

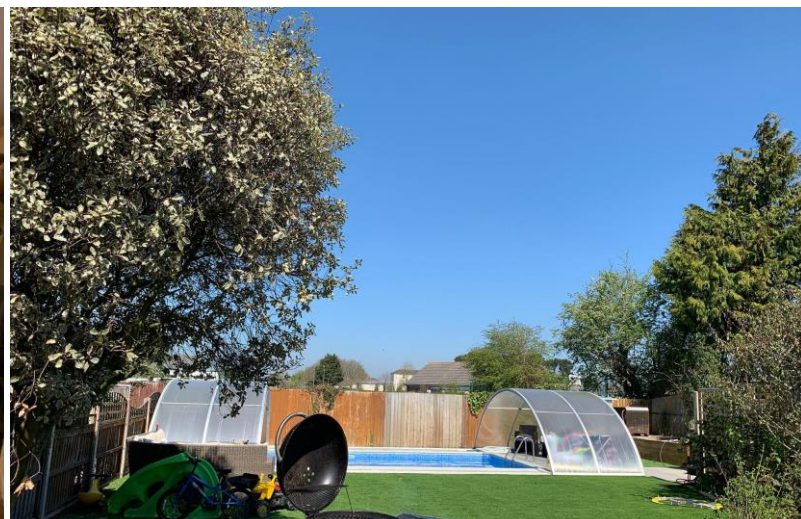


**PURBECK
PROPERTY**

**ONLY 1% COMMISSION
INCL VAT**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A VERSATILE 4 BEDROOM FAMILY HOME WITH A 2 BEDROOM SELF
CONTAINED ANNEX. OFFERING A RANGE OF FEATURES INCLUDING A
MODERN KITCHEN, 3 RECEPTION ROOMS, 3 BATHROOMS & AN ENCLOSED
REAR GARDEN WITH A HEATED SWIMMING POOL.
INTERNAL VIEWING RECOMMENDED**



Worgret Road, Wareham, Dorset BH20 4PH

PRICE OIEO £850,000



Location:

This impressive home is within walking distance of a bus stop, Wareham main line train station & the town centre. Wareham is a Saxon Walled town with its main focal point of being the 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 and a Farmers Market on alternate Thursdays.

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The Property:

Set in this favoured location within walking distance of the town this family home has versatile accommodation.

At the front of the property is the home office which could be used as downstairs bedroom or a sitting room. It has a upvc double glazed bay window to the front aspect & parquet flooring.

The lounge is also at the front of the property with a double glazed bay window & parquet flooring. The feature of the room is a log burner with tiled base & hearth. There are fitted shelves & cupboards to either side of the chimney.

The modern kitchen is in the centre of the home & opens out into the extension where there is a spacious dining/family room which looks out on to the rear garden. There are upvc patio doors giving access & Kardean flooring flowing throughout both rooms. The kitchen itself has a matching range of units at base & eye level with soft closing drawers. A five ring gas hob is set on to the work surface which also incorporates a breakfast bar. There is a double oven with a plate warmer & an integral dishwasher. Opposite the kitchen is a useful alcove for a fridge & the utility room which has space & plumbing for a number of appliances.

The downstairs accommodation is completed by the cloakroom which has a wc & a wash hand basin. The floor is tiled & there is a useful inset storage cupboard

On the first floor at three double bedrooms. The first has a upvc double glazed bay window to the front aspect with Kardean flooring. There is a large mirror fronted wardrobe with hanging rails & shelving.

The second bedroom is also set at the front of the property with a upvc double glazed bay window & a fitted wardrobe.

The third bedroom overlooks the rear garden & benefits from a range of built in wardrobes with hanging rails & shelves. Please note that these are not included within the measurements.

The modern shower room has a double shower cubicle with dual rainfall showers & a hand held shower. There is a wc & a wash hand basin sunk into a vanity unit with a mirror medicine cabinet above. The walls are tiled, a upvc double glazed window looks out to the rear garden & there is Kardean flooring.

Stairs lead up from the first floor to the master suite which has a dressing area with a double glazed Velux window & under the eave's storage space. The bedroom itself has upvc double glazed patio doors with a Juliet balcony & an electric blind. There are fitted cupboards, under the eave's storage space & a double glazed Velux window.

Off the bedroom is the en suite which has a corner bath, wash hand basin, wc & a bidet. There is a double glazed Velux window & under the eave's storage.



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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.

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The Annex:

The well-presented & spacious annex is self-contained with its own entrance. It is ideal for a family member or a source of income whether as a full time rental or an 'Air BnB'.

The spacious kitchen/lounge/diner has Kardean flooring flowing throughout the room. The kitchen has a matching range of cupboards at base & eye level with soft closing drawers, integral appliances & downlighters. There is an extractor fan above the fitted hob & oven. Plus, integral display shelving with downlighters. Space & plumbing is provided in a utility cupboard. The room has double glazed Velux windows & a double glazed patio door out to the rear garden.

Both bedrooms are of a double size with the master bedroom at the front of the property & the second bedroom overlooking the rear garden. In between the two rooms is a modern bathroom benefitting from both a shower cubicle & a bath. The shower cubicle is a double size with both rainfall & hand held showers. There is a wc & a wash hand basin sunk into the vanity unit with a fitted mirror & lights behind. The bath has a shower attachment with splash back surrounding.

Parking:

The property has an 'in & out' driveway providing parking for a number of vehicles. A gate to the side of the property gives access to the rear garden.

Garden:

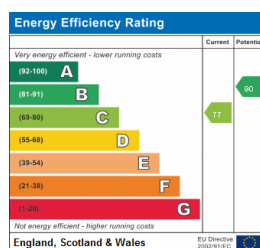
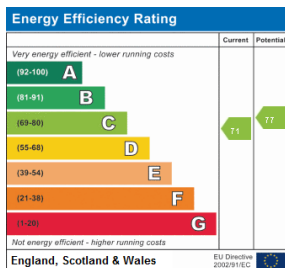
The enclosed garden is laid out with Astro turf for easy maintenance. There is a heated swimming pool powered by an air source heat pump with a retractable covering. There are two patio areas one abutting the main home & the second a private area behind the annex, ideal for their own self-contained space. There is a large shed

Measurements:

Office	11'11" (3.64m) x 12'10" (3.91m) into bay
Lounge	16'4" (4.98m) x 11'10" (3.62m) max
Kitchen	11'9" (3.58m) x 10'9" (3.30m)
Utility Room	5'6" (1.69m) x 7'6" (2.29m)
Dining Room	15'5" (4.71m) x 12'8" (3.87m)
WC	3'2" (0.16m) x 4'2" (1.26m)
Shower Room	8'10" (2.71m) x 5'10" (1.78m)
Master Bedroom	13'10" (4.72m) x 14'10" (4.52m)
En Suite	8'4" (2.55m) x 6'2" (1.90m)
Bedroom 2	11'11" (3.64m) x 13'6" (4.12m)
Bedroom 3	13'5" (4.11m) into bay 11'11" (3.64m)
Bedroom 4	10'01" (3.09m) x 10'11" (3.34m)

Annex

Kitchen/Lounge/Diner	25'8" (7.84m) x 14'4" (4.37m) max
Bedroom 1	16'11" (4.91) x 8'3" (2.52m)
Bedroom 2	15'5" (4.70m) x 8'5" (2.57m)
Bathroom	11'3" (3.43m) x 5'6" (1.68m)



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