



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

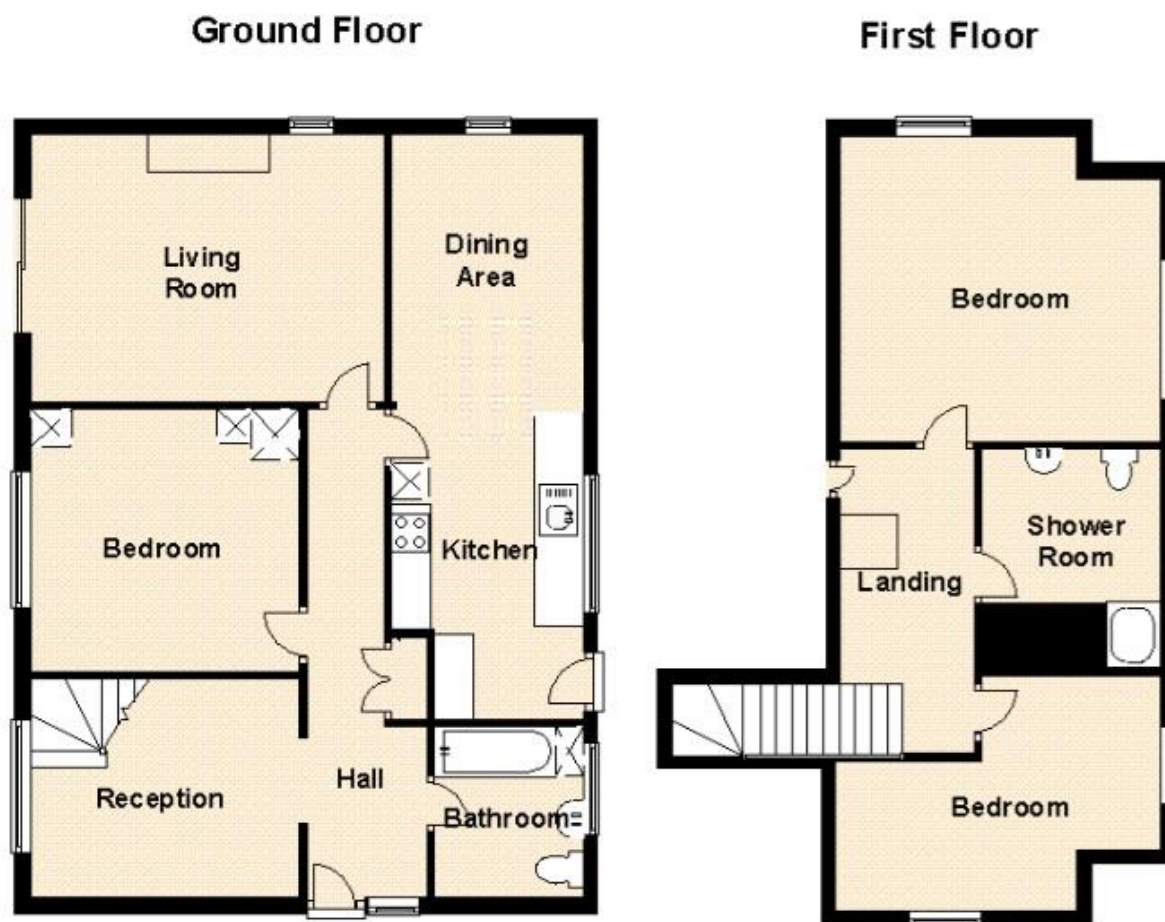
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 3 BEDROOM CHALET BUNGALOW
TUCKED AWAY IN SANDFORD CLOSE TO LOCAL SHOPS WITH A WRAP AROUND
GARDEN & PARKING.
NO FORWARD CHAIN**



Sandford Stores Bungalow, Sandford Road, Wareham BH20 7AF

PRICE £395,000



Location:

Set in between Wareham Town Centre & Sandford this bungalow is a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 for the town of Wareham, Poole & Bournemouth. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. 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 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.

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The Property:

This spacious chalet bungalow is accessed via an opaque upvc double glazed door with a matching window to the side through into the entrance hallway where there is wood laminate flooring flowing throughout, a radiator & a double door storage cupboard.

The kitchen/diner is a spacious room with the kitchen area having a upvc double glazed door out to the garden with a matching window to the side. There is a matching range of cupboards at base & eye level with drawers. A four-ring gas hob is set into the work surface with an oven below & an extractor above. A one & a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is space & plumbing for a washing machine, space for a tumble drier & space for an upright fridge/freezer. The kitchen flows into the dining area which benefits from a dual aspect with upvc double glazed windows overlooking the garden.

The living room has a continuation of the wood laminate flooring from the hallway where there are upvc double glazed patio doors out to the garden with a window to the side. The room has two radiators with the feature of the room a stone fireplace with shelving to the side.

An arch leads from the hallway into the study area which has a continuation of the flooring with stairs up to the first-floor accommodation. There is a upvc double glazed window to the front aspect & a radiator.

The downstairs bedroom is a spacious double sized room with a continuation of the flooring from the hallway & a

double glazed window to the side aspect with a radiator beneath.

The downstairs bathroom has a wc, a wash hand basin & a bath with a wall mounted shower with splashback tiling surrounding. There is an opaque upvc double glazed window to side aspect & a heated towel rail.

Stairs lead up to the first-floor landing where there is access to under the eave's storage space & a double glazed Velux window.

The main bedroom enjoys a double aspect with upvc double glazed windows to the front & to the side with a radiator beneath. The second bedroom is an L-shaped room with a double aspect with upvc double glazed windows overlooking the garden & the front aspect.

The upstairs shower room comprises of a wc, a wash hand basin with splashback tiling & a shower cubicle with splashback tiling & a wall mounted electric shower. There is an opaque upvc double glazed window to the rear aspect, an extractor fan & a radiator.

Parking:

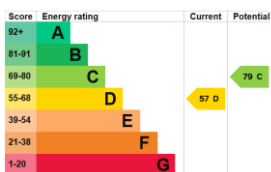
A driveway leads down to a gated gravelled parking area in the front of the property.

Garden:

The property has a wraparound garden & a hard standing area for a shed.

Measurements:

Lounge	16' (4.89m) x 12' (3.65m)
Kitchen/Diner	26'4" (8.04m) x 8'6" (2.61m)
Study	12'3" (3.74m) x 9'10" (3m)
D/S Bathroom	7'8" (2.34m) x 6'5" (1.98m)
D/S Bedroom	12'3" (3.74m) x 11'10" (3.62m)
Bedroom 2	14'7" (4.44m) x 13'6" (3.28m)
Bedroom 3 (L-Shaped)	10'9" (3.28m) x 10'9" (3.28m)
Shower Room	8'1" (2.46m) x 6'4" (1.93m)



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

