



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

A VERY WELL PRESENTED 5 BEDROOM DETACHED HOUSE
SET IN A CUL DE SAC & BENEFITING FROM
AN ENCLOSED GARDEN, GARAGE & AN ELECTRIC CAR CHARGER
VENDOR SUITED
INTERNAL VIEWING HIGHLY RECOMMENDED



Laburnum Close, Sandford, Wareham, BH20 7QJ

PRICE £595,000



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 (Tel: 01202 556006)

Plan produced using PlanUp.

Energy rating and score

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

See how to improve this property's energy efficiency.



Location:

The property is set in the popular area of Sandford with access to open countryside at the rear of the property. It is also in the catchment area of both the Manor School, Lytchett and Purbeck School, Wareham where there is also 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 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. There is also a market every Saturday.

Measurements:

Lounge	20'10" (6.36m)	x	12'6" (3.81m)
Dining Room	12'8" (3.88m)	x	13'2" (4.02m)
Kitchen	16'5" (5.01m)	x	14'2" (4.33m)
Utility Room	5'11" (1.81m)	x	7'6" (2.29m)
Study	8'5" (2.58m)	x	7'3" (2.21m)
Downstairs Bedroom	14'8" (4.49m)	x	8' (2.53m)
Shower room	8' (2.43m)	x	6' (1.83m)
Garage	17'11" (5.47m)	x	8'3" (2.53m)
Bedroom 1	12'7" (3.83m)	x	13'1" (4m)
En Suite	8' (2.45m)	x	5'5" (1.65m)
Bedroom 2	11'3" (3.44m)	x	9'11" (3.04m)
Bedroom 3	10'9" (3.29m)	x	9'6" (3.01m)
Bedroom 4	8'9" (2.68m)	x	7'3" (2.21m)
Bathroom	7'3" (2.23m)	x	5'5" (1.66m)

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The Property:

This very well presented property is accessed via an opaque double glazed front door leading through into an entrance vestibule. There is tiled flooring with a upvc double glazed window overlooking the front garden and a matching double glazed door through into the main entrance hallway. There are stairs up to the first floor accommodation with spacious understairs storage, a radiator & an opaque window through into the dining room.

The spacious double aspect living room has a upvc double glazed window overlooking the front garden with a radiator beneath & a double glazed bi fold door out to the rear garden. A double door leads through into the dining room. The room benefits from a vaulted ceiling providing plenty of light & the feature of the room is a fireplace with a log burner with a shelf above.

The dining room has a double glass panelled door leading through into the lounge with a upvc double glazed window overlooking the rear garden with a radiator beneath.

The kitchen breakfast room has two upvc double glazed windows looking out to the rear garden & a upvc double glazed door out to side aspect. The kitchen comprises of a matching range of cupboards at base & eye level with soft closing drawers. Integral appliances include a dishwasher, a chimney style extractor fan with light above & splash back behind. A sink with a side drainer is set into the work surface. There is a separate breakfast bar, and space with appropriate services for a range master style cooker.

A square arch leads through into the utility room where there is a pull out larder cupboard, integral floor to ceiling fridge. There is a unit, with power, for an integral freezer or other appliances.

The downstairs modern shower room comprises a wash hand basin set into the vanity unit with storage below, a WC, a shower cubicle with both rainfall & handheld shower attachments, lights, floor to ceiling tiling, tiled flooring, a wall mounted mirror, heated towel rail & an extractor fan.

In the home office there is a upvc double glazed window to the front aspect with a radiator beneath.

The property benefits from a downstairs bedroom. It is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath & could be used as an additional office space if required or a playroom.

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

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath & useful alcoves ideal for a large wardrobe. The room benefits from an en suite comprising of a double shower cubicle with rainfall & handheld showers, a WC & a wash hand basin set into the vanity unit with storage below. The room has floor to ceiling tiling, tiled flooring, an opaque upvc double glazed window to the rear aspect, a mirror fronted cabinet, a heated towel rail & an extractor fan.

Bedroom two is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath & a useful over the stairs cupboard.

Bedroom three is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath & an alcove ideal for a double wardrobe.

Bedroom four is a single sized room & has a upvc double glazed window to the side aspect with a radiator beneath.

The modern family bathroom comprises of a wc, a wash hand basin set into a vanity unit with storage below & a bath with rainfall & handheld shower attachments. There is also an opaque upvc double glazed window to the side aspect with floor to ceiling tiling, tiled flooring, aqua panelling, a heated towel rail & an extractor fan.

Garden/ Garage/ Parking:

The front garden is laid to lawn with mature shrubs surrounding. A tarmac driveway provides off road parking for a number of vehicles with access to the property on either side as well as an EV car charger. The rear garden is enclosed by fencing & has a large patio area abutting the property with raised beds surrounding & a large lawned area. There is a garden pond with mature shrubs, trees & a hard standing area for a shed with outside lighting & a tap. There is an integral garage with a door into the utility room to the side aspect with power & light.

Easte agents note:

Please note the property is conveyed with a solar panel system. Please call our Wareham office for more information.

