



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

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BH20 4LR  
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**A 3 BEDROOM FAMILY HOME WITH THE BENEFIT OF A SELF-CONTAINED ANNEX  
SET IN THE SOUGHT-AFTER LOCATION OF STOBOROUGH JUST OUTSIDE OF  
WAREHAM TOWN CENTRE.**

**LOTS OF PARKING & A GENEROUS SIZED REAR GARDEN HAVE TO BE VIEWED.  
VENDOR SUITED WITH A COMPLETE CHAIN**



# Old Furzebrook Road, Stoborough, Wareham BH20 5DD

**PRICE £675,000**



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Plan produced using PlanUp.

## Location:

Stoborough is a popular peaceful & tranquil Village situated just outside of Wareham Town Centre. Stoborough Nature Reserve & Ridge Wharf are within walking distance with popular local schools & beaches not far away. Within walking distance is a local convenience store & a bus stop. 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 & the museum. There is also a market every Saturday.

## Measurements:

Lounge	17'8" (5.39m) x 11'11" (3.63m)
Kitchen/Diner	17'2" (5.25m) x 8'10" (2.71m)
Conservatory	14'1" (4.31m) x 7'3" (2.23m)
Bedroom 1	15'11" (4.87m) x 11' (3.37m)
Bedroom 2	9'2" (2.79m) x 8'11" (2.73m)
Bedroom 3	8' (2.45m) x 5'8" (1.73m)
Garage	15'10" (4.84m) x 10' (3.04m)

<b>Annex</b>	16'11" (5.17m) x 13'1" (3.99m)
Kitchen	10'1" (3.08m) max x 7'3" (2.22m)
Shower Room	7'4" (2.23m) x 6'7" (2.01m)
Porch	16'11" (5.17m) x 13'1" (3.99m)

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### The Property:

Tucked away, yet in a convenient location for the bus stop & local shops this family home is accessed via a upvc double glazed porch with tiled flooring & room for coats & shoes. A further upvc door gives access to the main hallway where there are stairs to the first-floor accommodation with storage below, a radiator & a upvc double glazed window to the front aspect.

Wood flooring flows from the hallway to the double aspect lounge which has a upvc double glazed bay window to the front aspect with a radiator beneath & matching bi-fold doors into the conservatory. A feature of the room is the fireplace with a log burner with brick surround & marble effect base.

The conservatory is upvc double glazed constructed with dwarf brick work & a polycarbonate roof, with matching doors out to the rear garden & tiled flooring.

The kitchen/diner has a matching range of cupboards at base & eye level with drawers & a corner carousel cupboard. A four-ring gas hob is set into the work surface with an extractor hood above & a double oven/grill to the side. There is space & plumbing for a dishwasher, a washing machine & for an upright fridge/freezer. A sink with side drainer is set into the work surface with splashback tiling surrounding & a upvc double glazed window looking out to the rear garden. There is space for dining table & chairs.

Stairs lead up to the first-floor landing where there is a upvc double glazed window to the front aspect, access to the loft via a hatch & a radiator.

The master bedroom enjoys a double aspect with upvc double glazed windows to front with a radiator beneath & to the rear overlooking the rear garden. The room benefits from a storage cupboard & a cupboard housing the boiler.

Both the second & third bedrooms overlook the rear garden with upvc double glazed windows.

The modern bathroom comprises of a wc, a bowl wash hand basin set on a vanity unit, a roll top Victorian style bath with a shower attachment & a shower cubicle with both rainfall & handheld showers with aqua panelling. There is an opaque upvc double glazed window to the front aspect & a heated towel rail.

The annex has its own entrance or can be accessed via the kitchen. The main room enjoys a triple aspect with upvc double glazed windows to both sides & patio doors out to the porch/conservatory area & a radiator. The porch is upvc double glazed with matching doors out to the rear garden & to the side aspect, & with a polycarbonate roof & tiled flooring. Behind the annex is the kitchen which has cupboards at base level with drawers & a sink with side drainer set into the work surface. A upvc double glazed window looks out to the front aspect. There is an alcove ideal for a cooker, shelving or for a fridge/freezer. The shower room comprises of a wc, a wash hand basin & a shower cubicle with an electric wall mounted shower with Aqua panelling surrounding. The room has tiled flooring, splash back tiling, a heated towel rail, an extractor fan & an opaque upvc double glazed window to the side aspect.

### Garage & Parking:

The property has extensive off-road parking on a gravelled driveway leading to a garage which has an electric roller door, power, light & access to the rear garden.

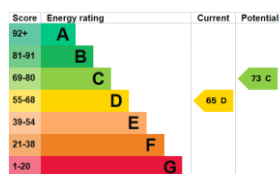
### Garden:

The delightful rear garden has a patio area abutting the property with a brick paved path leading to the rear. The garden is enclosed & has a number of mature shrubs, sheds & a greenhouse. There are exterior lights, power point & tap.

### Energy rating and score

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

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



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

