



**PURBECK
PROPERTY**

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Wareham
Dorset
BH20 4LR
Tel 01929 556660

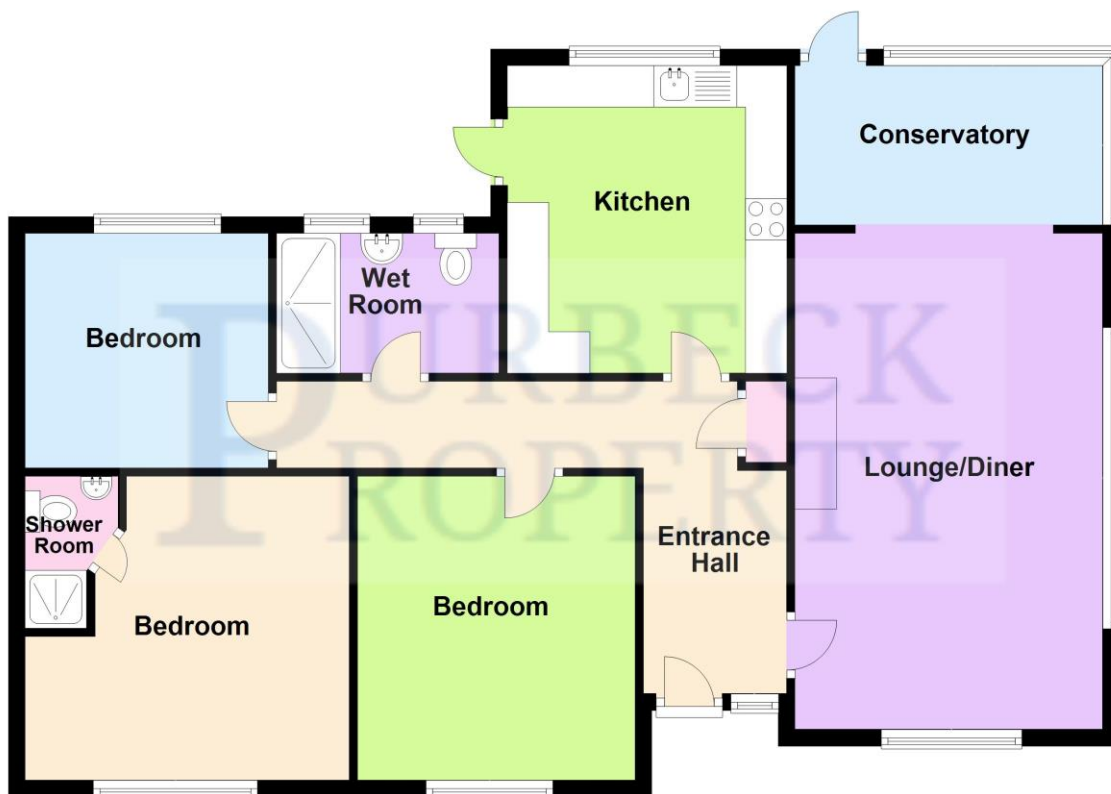
**A SPACIOUS 3 BEDROOM BUNGALOW SET LOOKING OUT TO
THE VILLAGE GREEN IN STOBOROUGH JUST OUTSIDE OF
WAREHAM TOWN CENTRE.
VIEWING RECOMMENDED**



West Lane, Stoborough, Wareham, Dorset, BH20 5DA

PRICE £485,000

Ground Floor



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.

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.

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The Property:

This well-proportioned bungalow is accessed via a upvc double glazed door with matching window to the side leading through into the spacious hallway which has a radiator, an airing cupboard housing the hot water tank and access to the loft via a hatch.

The kitchen has a range of cupboards at base and eye level with display cupboards, drawers & an integral wine rack. A four ring gas hob is set into work surface with an electric oven below and extractor and light above. A sink with side drainer set into tiled work surface with splashback tiling surrounding & under lighters. There is space and plumbing for washing machine & space for an upright fridge/freezer. A upvc double glazed window overlooks the rear garden with a matching door to the side.

The living room is a light and spacious room enjoying a triple aspect with upvc double glazed windows to the front & side, there are two radiators, an open fireplace, with fitted shelving and cupboards to the side. An arch leads through into the sun room which is upvc double glazed constructed with doors giving access to the rear garden.

The master bedroom enjoys a double aspect with upvc double glazed windows to the front and to the side. There is a radiator fitted wardrobes, cupboards & drawers with display shelving. Tucked away is an en suite comprising of a shower cubicle with a wall mounted shower, wc & a wash hand basin. The fully tiled room also has a radiator, mirror fronted cabinets & an extractor fan.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath.

The third bedroom is a generous sized room with a upvc double glazed tilt and turn window out to the rear garden with a radiator beneath.

The bathroom is set up as a wet room with a wc, wash hand basin & a wall mounted electric shower. There is floor to ceiling tiling plus a radiator & two opaque upvc double glazed windows overlooking the rear garden.

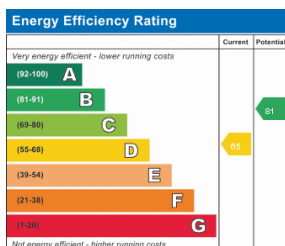
Garage & Parking:

The garage is accessed at the rear of the bungalow & has power, light & up and over door.

The garden sweeps around the bungalow with the rear garden having a large patio area abutting the property. It is laid to lawn & enclosed by fencing. There is access into the garage, a greenhouse, shed & lean to greenhouse. The large front garden overlooks the village green & is predominately laid to lawn with 2 ponds, access to either side of the property with a path leading to the front door & a delightful seating area overlooking the green.

Garden:

Lounge	19'9" (6.03m) x 11'10" (3.63m)
Kitchen	11'9" (3.60m) x 11' (3.35m)
Conservatory	11'1" (3.39m) x 6'1" (1.87m)
Bedroom 1	12'10" (3.92m) max x 11'9" (3.59m)
En Suite	5'11" (1.80m) x 3'6" (1.07m)
Bedroom 2	11'9" (3.58m) x 10'11" (3.33m)
Bedroom 3	9'7" (2.94m) x 9'1" (2.77m)
Bathroom	8'6" (2.60m) x 5'5" (1.86m)



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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.