



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A MODERN & VERY WELL PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME
SET IN THE POPULAR NORTHMOOR PARK AREA OF WAREHAM.
GARAGE, DRIVEWAY & CONSERVATORY ARE JUST SOME OF THE FEATURES.
NO FORWARD CHAIN**



Northmoor Way, Northmoor Park, Wareham BH20 4SB

PRICE £375,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location:

This modern family home is set in Northmoor Park just outside of Wareham town centre, within walking distance of the train station. There is good access to Wareham, Poole & Bournemouth via the A351. Wareham Forest & neighbouring woodland are a short stroll away, ideal for dog walking. 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 further benefits including the proximity to Wareham Forest, a cinema, a sports centre, popular schools, restaurants, cafes, St Martin's Church and the museum. There is also a market every Saturday.

Measurements:

Lounge/Diner	22'1" (6.73m) x 10'6" (3.20m)
Conservatory	10'3" (3.12m) 10'1" (3.09m)
Kitchen	10'5" (3.17m) x 9' (2.76m)
Utility Room	15'4" (4.69m) x 3'1" (0.95m)
Cloakroom	6'2" (1.88m) x 2'11" (0.89m)
Bedroom 1	11'11" (3.63m) 10'10" (3.31m)
Bedroom 2	10'9" (3.29m) x 9'9" (2.97m)
Bedroom 3	10'5" (3.19m) max x 9'1" (2.78m) max
Bathroom	7'10" (2.39m) x 5'6" (1.69m)
Garage	17'8" (5.39m) x 8'8" (2.65m)

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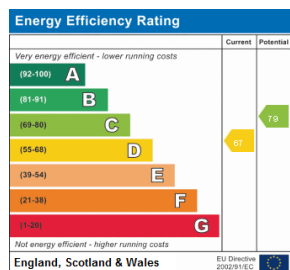
The Property:

Set in this popular residential area this modern family home is accessed via a double glazed front door into an entrance porch which has a upvc double glazed window, a radiator with a wood laminate flooring flowing through into the main hallway.

The main hallway has a useful under the stair's storage cupboard, a radiator housed within casing & a modern cloakroom which has a continuation of the wood laminate flooring from the hallway. There is a wc & a wash hand basin set on to a vanity unit. There is splash back tiling & an opaque upvc double glazed window.

The spacious double aspect lounge/diner has a upvc double glazed window overlooking the front garden with a radiator beneath & upvc double glazed sliding doors out to the conservatory. The room has wood laminate flooring, a vertical radiator & a fireplace with an inset fire. The conservatory is upvc double glazed constructed with dwarf brick work with a polycarbonate roof & polished tiled flooring. Double doors give access to the rear garden.

The modern kitchen has a matching range of cupboards at base & eye level with soft closing drawers & integral wine rack. A four ring ceramic hob is set into the work surface with oven below & extractor above. Further integral appliances include a dishwasher & fridge/freezer. A one & a quarter bowl sink with side drainer is set into the work surface with splash backs surrounding. There is wood laminate flooring, under the counter lights & a upvc double glazed window looking out to the rear garden.



The useful utility room gives access to the rear garden, it is upvc double glazed constructed with a polycarbonate roof & tiled flooring. There is a radiator & space & plumbing for a washing machine & tumble dryer.

Stairs lead up to the first floor landing where there is a upvc double glazed window to the side aspect, a double door cupboard with slatted shelving & access to the loft via a hatch.

The master bedroom has a upvc double glazed window to the front aspect with a radiator beneath. The room benefits from fitted a wardrobe with mirror fronted doors.

The second bedroom is a double size room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The third bedroom could be used as a double sized room but is currently used as a home office, it also has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The modern bathroom has a wc with a hidden cistern, wash hand basin set on to a vanity unit with drawers below & a bath with overhead rainfall & hand held showers. There is splash back tiling surrounding, wood laminate flooring, a chrome heated towel rail, extractor fan & an opaque upvc double glazed window to the front aspect.

Garage & Parking:

The garage has an electric roller door with power & light inside. There is a upvc double glazed door giving access to the garden & a brick paved driveway providing off road parking for two vehicles.

Garden:

Both the front & rear gardens are set out with easy maintenance in mind with the front garden having privacy with hedges, a path leads to the front door, shingle & mature shrubs to each side. The enclosed rear garden is laid to Astro turf with decorative path's leading to the conservatory & back door. There is a double door shed, a seating area, power points, light, outside tap & an awning.



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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.