



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

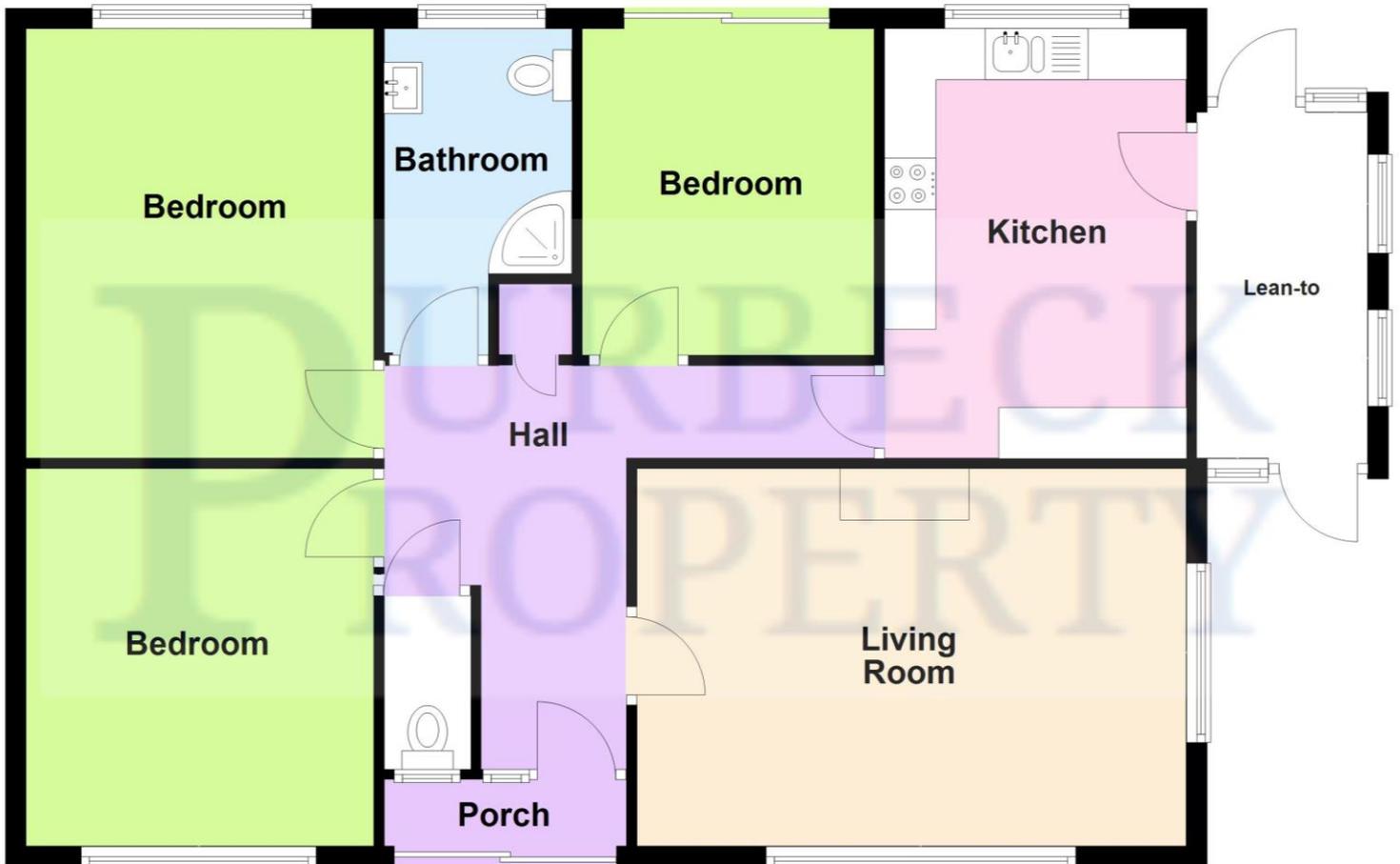
**A SPACIOUS 3 BEDROOM BUNGALOW  
BENEFITTING FROM AN ENCLOSED GARDEN & GARAGE  
INTERNAL VIEWING HIGHLY RECOMMENDED  
NO FORWARD CHAIN**



# Northmoor Way Northmoor BH20 4EG

**GUIDE PRICE £400,000**

## 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**Location:** This 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.

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### The Property:

The bungalow is accessed via an opaque upvc double glazed sliding door leading to an entrance vestibule. There is a further glass panelled door, with matching windows to the side leading through into a spacious entrance hallway which has a radiator, wood laminate flooring flowing throughout & access to the loft via a hatch.

The spacious living room is set to the front of the property with a upvc double glazed window to the front garden with a radiator below & a brick built fireplace with an electric inset fire.

The kitchen has a matching range of cupboards at base & eye level with drawers. Set into the worksurface is a four ring gas hob with a fitted double oven below & stainless steel extractor light above. There is also a one & a quarter bowl sink has splash back tiling surrounding set into the worksurface. There is space & plumbing for a dishwasher, washing machine & under the counter appliances. There is a upvc double glazed window overlooking the rear garden, a radiator & space for a breakfast table & chairs.

Bedroom 1 has a upvc double glazed window overlooking the rear garden with a radiator beneath.

Bedroom 2 is a double sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath.

Bedroom 3 can be used as a double room if desired or as a home office, having a upvc double glazed patio door out to the rear garden with a radiator.

The modern shower room has an opaque upvc double glazed window to the rear aspect & comprises of a wc, a wash hand basin set into a vanity unit with storage below & a double shower cubicle with a rainfall & a handheld electric shower attachment with splash back tiling surrounding. There is tiled flooring, a heated towel rail & a mirror fronted cabinet. The property benefits from a separate cloakroom having a low level wc with a hidden cistern & opaque window.

To the side of the property is a Jack and Jill utility room with a upvc double glazed door to the front & to the rear as well as upvc double glazed windows, a polycarbonate roof, light & electric points.

### Garden:

The enclosed rear garden, there is a raised decked area abutting the property with a patio area ideal for enjoying the afternoon sun. The remainder is predominantly laid to lawn with a surrounding gravel area. There are mature shrubs and trees & at the rear are raised beds & a shed.

### Garage:

The garage has an up & over door.

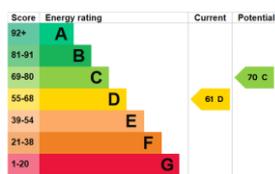
### Measurements:

Lounge	17'7"	(5.35m)	x	12'	(3.67m)
Kitchen	13'10"	(4.22m)	x	9'8"	(2.45m)
Utility Room	11'9"	(3.58m)	x	5'5"	(1.65m)
Cloakroom	5'9"	(1.77m)	x	2'10"	(0.87m)
Bedroom 1	13'11"	(4.24m)	x	10'11"	(3.33m)
Bedroom 2	12'	(3.67m)	x	10'11"	(3.33m)
Bedroom 3	9'3"	(2.82m)	x	10'6"	(3.20m)
Bathroom	10'6"	(3.21m)	x	5'10"	(1.79m)

### 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.



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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.