



# PURBECK PROPERTY

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IN WAREHAM

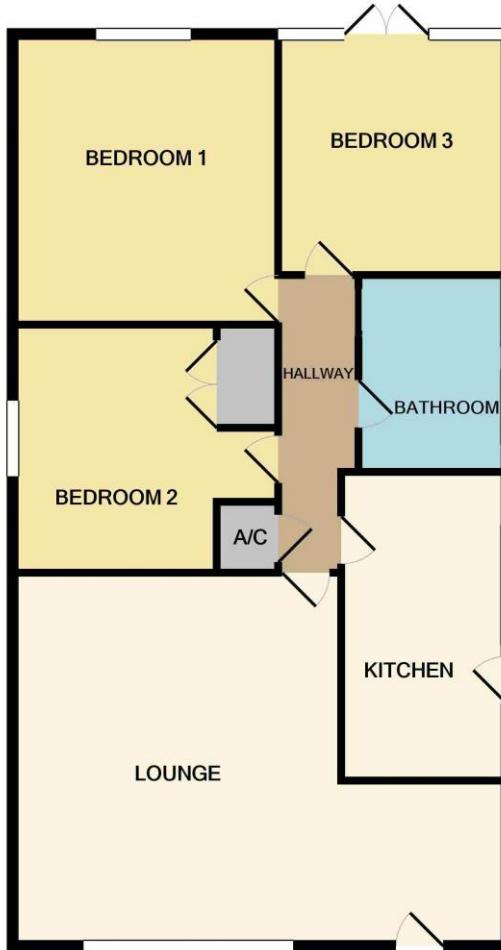
5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 2-3 DOUBLE BEDROOM BUNGALOW WITH A PRIVATE REAR GARDEN, DRIVEWAY & GARAGE SET IN THIS POPULAR AREA  
JUST OUTSIDE OF WAREHAM TOWN CENTRE &  
WITHIN WALKING DISTANCE OF THE TRAIN STATION**



# Northport Drive, Northport, Wareham, BH20 4DL

## PRICE £375,000



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:

The bungalow is situated 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 door with a matching window to the side leading through into a spacious vestibule area which opens out into the lounge.

The lounge has a upvc double glazed window out to the front aspect, there are two radiators with the feature of the room a fireplace with brick surround & space for an inset electric fire.

An inner hallway gives access to the rest of the accommodation; there is an airing cupboard which houses the boiler & an entrance to the loft via a hatch.

The modern kitchen has a matching range of units at base & eye level with drawers. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is space for an upright cooker, space for an upright fridge/freezer & space & plumbing for a washing machine. The floor is tiled, with an opaque upvc double glazed door with matching window to the side aspect out to the driveway.

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

The second bedroom is a double sized room with a upvc double glazed window to the side aspect with a radiator beneath. It also benefits from an integral double door wardrobe.

The third bedroom is currently being used as a dining room but is a double sized room with wood laminate flooring from the hallway. There is a radiator & upvc double glazed doors with matching windows to the side out to the rear garden.

The spacious & modern bathroom has been converted to a shower room which has a suite comprising of a double shower cubicle with a wall mounted shower & glass shower screen, a wc & a wash hand basin. There is floor to ceiling tiling with tiled flooring, plus has an opaque upvc double glazed window to the side aspect, a radiator & an extractor fan.

### Garage & Driveway:

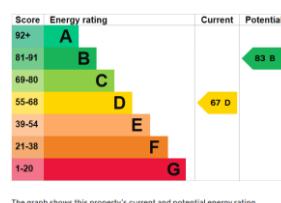
The bungalow has a detached garage with an up & over door, power & light with a long driveway in front suitable for a number of vehicles. There are also two outside taps.

### Garden:

The rear garden has a patio area abutting the property, with steps leading up to a decked sun area with mature shrubs surrounding, the garden is enclosed with fencing, has astro turf & raised beds. There is access to either side of the bungalow. The front garden is set out with easy maintenance in mind with a decorative slate.

### Measurements:

Lounge	15'5" (4.72m) x 21'7" (6.58m) max
Kitchen	13'3" (4.05m) x 7'11" (2.42m)
Bedroom 1	12' (3.67m) x 11'1" (3.38m)
Bedroom 2	10'6" (3.21m) x 8'10" (2.70m)
Bed 3/Dining Room	10'1" (3.08m) x 8'10" (2.70m)
Bathroom	8'6" (2.59m) x 6' (1.83m)



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



5 South Street,  
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Dorset, BH20 4LR  
sales@purbeckproperty.co.uk

Tel 01929 556660

[www.purbeckproperty.co.uk](http://www.purbeckproperty.co.uk)

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.