



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

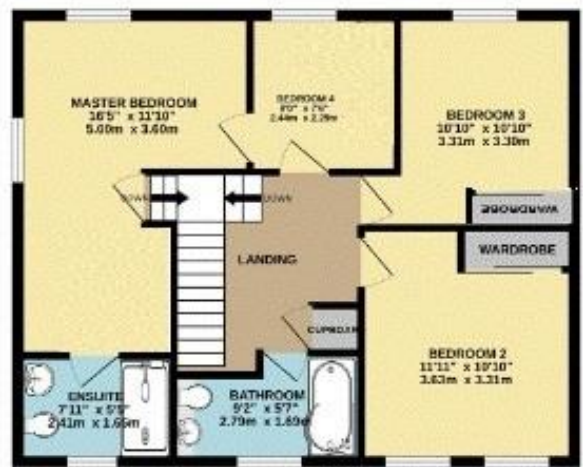
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Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMMACULATE & VERSATILE 4 BEDROOM HOME SET IN THE HEART OF
WAREHAM TOWN CENTRE WITH AMPLE PARKING
OFFERED WITH NO FORWARD CHAIN**



Pound Lane, Wareham, Dorset BH20 4LQ

PRICE £575,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 property is set in the heart of the Saxon Walled Town of Wareham within a short walk are local cafes, shops bars & the independent cinema. The main focal point of the town also within walking distance is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, sports centre, popular schools, St Martins Church and the museum. Just outside of the town is the train station with trains on the main line from Weymouth to London Waterloo. There is also a market every Saturday.

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The Property:

This modern & spacious town centre home is accessed from the front into an entrance hallway with stairs to the first floor accommodation, a upvc double glazed window looks out to the front aspect.

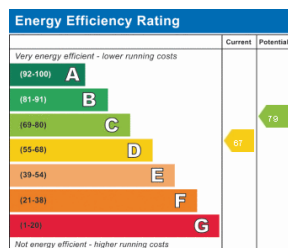
The spacious living room enjoys a double aspect with upvc double glazed windows to the front & a matching door with a window to the side out to the back. The room has three radiators, an under stair storage cupboard & a fireplace with an inset gas fire.

The modern extended kitchen has a matching range of cupboards at base & eye level with soft closing drawers, pan drawers, larder racks & an integral dishwasher. A sink with side drainer is set into the work surface. There is a five ring 'Cuisine Master' cooker with double oven, plate warmer & grill with stainless steel splash back & extractor above. There an American Style freestanding fridge/freezer. The 'light & airy' room has electronically operated Velux windows, a upvc double glazed window with a matching door to the side into the boot room/rear porch.

The downstairs cloakroom has a wc & a wash hand basin with vanity drawers below. There is vinyl flooring, an opaque upvc double glazed window to the front aspect & a radiator.

The utility room has matching flooring flowing through from the entrance hallway. There is a sink with a side drainer set into the work surface with cupboards below & to the side. There is space & plumbing for a washing machine & an additional under the counter appliance. There is a triple sliding door cupboard with shelving & a radiator.

Stairs lead up to the landing where there is access to the loft & a storage cupboard.



The master bedroom has a upvc double glazed window to the rear aspect with a radiator beneath & a picturesque port hole window.

The room has an interconnecting door to the fourth bedroom which could be used as a dressing or cot room if desired. A upvc double glazed window looks out to the rear aspect with a radiator beneath. Off the bedroom is the en suite which comprises of a wc, wash hand basin set into a vanity unit & a double shower cubicle with rainfall & handheld showers. There is a mirror fronted medicine cabinet, splash back tiling, a heated towel rail & an opaque upvc double glazed window.

Both the second & third bedrooms are of a double size with free standing wardrobes, upvc double glazed windows & radiators.

The modern family bathroom comprises of a wc, wash hand basin with vanity drawers below, a bath with a wall mounted electric shower & hand held shower. There is also a heated towel rail, extractor fan & an opaque upvc double glazed window

Garage & Parking:

Accessed via the rear on a private road the property has an integral garage with parking for a number of vehicles in front & on a brick paved patio area.

Garden:

The front garden is laid to patio slab with a private southerly aspect ideal for entertaining. The garden sweeps round to the side with a garden border where there is a gravelled area with mature shrubs & apple tree. There is a shed & access to the rear where there is a block paved driveway/patio area & a shingle driveway to the garage.

Measurements:

Living Room	23'1" (7.05m) x 16'8" (5.09m) max
Kitchen	13'7" (4.42m) x 10'7" (3.32m)
Utility Room	8' (2.05m) x 7'0" (2.37m)
Cloakroom	4'9" (1.46m) x 4'5" (1.35m)
Master Bedroom	16'5" (5.01m) x 11'10" (3.61m)
En Suite	7'10" (2.38m) x 5'4" (1.63m)
Bedroom 2	12' (3.66m) x 10'7" (3.25m)
Bedroom 3	10'10" (3.30m) x 9' (2.76m)
Bedroom 4/Dressing Room	8' (2.45m) x 7'6" (2.30m)

