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PROPERTY**

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IN YEARS**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME SET IN AN ELEVATED CUL DE SAC IN  
THE COASTAL VILLAGE OF WEST LULWORTH WITH STUNNING  
COUNTRYSIDE VIEWS AT THE FRONT AND BACK.  
NO FORWARD CHAIN**



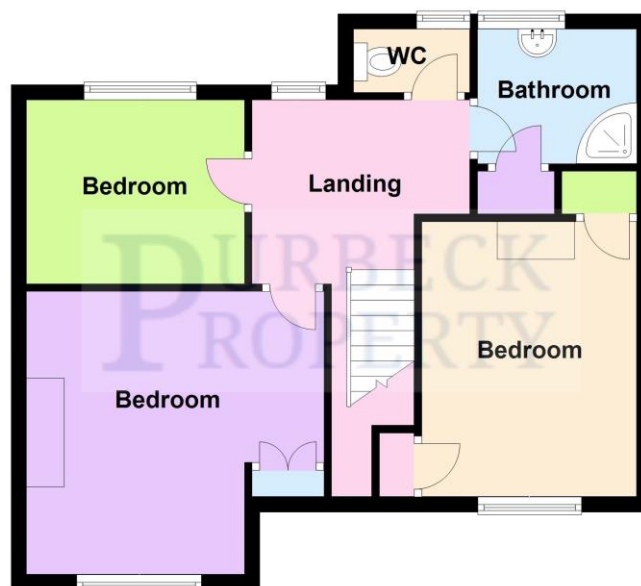
# The Launches, West Lulworth, Wareham BH20 5SF

**PRICE: OIEO £395,000**

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

## Location:

The property is located in the picturesque coastal village of West Lulworth, just a short walk to the famous Lulworth Cove, Durdle Door and The Jurassic Coast. The towns of Wareham & Wool are a short drive away with their shops, amenities and main line railway to London.

Wareham is a Saxon Walled town with its 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 and the museum. There is also a market every Saturday.

## Measurements:

Lounge	11'10" (3.62m) x 9'5" (2.87m)
Dining Room	11'11" (3.63m) x 9'11" (3.04m)
Kitchen	12'4" (3.76m) x 7'10" (2.69m)
Store Room	8' (2.44m) x 5'9" (1.77m)
Cloakroom	3'11" (1.21m) x 2'6" (0.76m)
Bedroom 1	12'9" (3.89m) x 11'11" (3.63m)
Bedroom 2	11'11" (3.65m) x 9'5" (2.88m)
Bedroom 3	9'4" (2.86m) x 7'11" (2.41m)
Bathroom	6'8" (2.05m) x 5'8" (1.73m)
Cloakroom	4'8" (1.44m) x 2'9" (0.74m)

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## The Property:

Set in this desirable cul de sac this family home boasts views from its front rooms towards Bindon Hill. All the rear rooms have views of the neighbouring fields. The property is accessed via a upvc double glazed front door with a matching window to the side into the hallway which has stairs to the first floor accommodation, an opaque upvc double glazed door out to the rear garden, an electric storage heater and a coats cupboard.

The lounge is set at the front of the property with a upvc double glazed window with an electric storage heater below. The room has a Purbeck Stone fireplace with an inset electric fire. The dining room has a upvc double glazed window to the front aspect, an electric storage heater and a tiled fireplace.

The kitchen has a matching range of cupboards at base and eye level with drawers. A four ring electric hob is set into the work surface a fitted oven below and an extractor hood above. A sink with side drainer is set into the work surface with splash back tiling surrounding. There is a matching breakfast table as to the work surfaces with an electric storage heater below. There is room for under the counter appliances and a useful pantry. A upvc double glazed window looks out to the rear garden.

The cloakroom has a wc and an opaque upvc double glazed window to the rear aspect. Next to the cloakroom is a useful store room which could be used as a utility room if desired. There is a upvc double glazed window to the rear aspect.

Upstairs the spacious landing could be used as a study area if desired. There is an electric storage heater and a upvc double glazed window to the rear aspect.

The master bedroom has a large upvc double glazed window to the front aspect. There is a double door integral wardrobe and a tiled fireplace.

The second bedroom is also a double sized room with a upvc double glazed window to the front aspect, 2 integral wardrobes and a tiled fireplace. The third bedroom is a generous sized single bedroom with a upvc double glazed window giving views of the rear garden.

The modern bathroom is set out as a shower room and has a double door shower cubicle with a wall mounted electric shower. There is a wash hand basin set into a vanity unit with storage below. The room has floor to ceiling tiling, a heated towel rail and an opaque upvc double glazed window to the rear aspect. The property benefits from a separate cloakroom with a wc and an opaque upvc double glazed window.

## Garage & Parking:

The property has a garage with an up and over door with parking available on the driveway in front.

## Garden:

The enclosed back garden backs on to open countryside with mature shrubs and raised borders. A brick paved patio area abuts the property and sweeps round to the front garden which is laid out with easy maintenance in mind with decorative gravel and enclosed by fencing.

