



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM FAMILY HOME SET IN THE PURBECK GATE DEVELOPMENT
ON THE OUTSKIRTS OF WOOL BENEFITING FROM A
GARAGE & AN ENCLOSED GARDEN.
NO FORWARD CHAIN**



Back Lane, Wool, Wareham, Dorset BH20 6LS

PRICE £304,950



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectagrad ©2023

Location:

This modern home is located in the popular village of Wool which is five & a half miles from Wareham & eleven miles from Dorchester. The village has a number of local shops & Public Houses. There is also the main line railway station which is on the London to Weymouth Line.

Wareham 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 boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church & the museum. There is also a market every Saturday.

Back Lane, Wool, Wareham, Dorset BH20 6LS

PRICE £304,950

The Property:

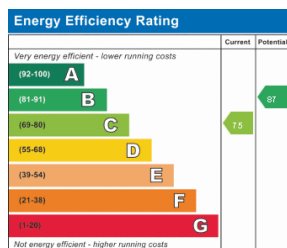
Set in this development on the outskirts of Wool, this home is accessed via a composite front door leading through into entrance foyer where there is a cloaks cupboard & a downstairs cloakroom comprising of a wc, a wash hand basin set into a vanity unit with splashback tiling, a radiator and an opaque upvc double glazed window to front aspect.

Wood laminate flooring flows into the living room which has a square upvc double glazed window to the front aspect & two radiators. A square arch gives access into the dining room which has upvc double glazed patio doors out to the rear garden and matching windows to the side aspect with a radiator beneath.

The kitchen has a matching range of cupboards at base and eye level with soft closing drawers. A four ring gas hob is set into the work surface with an oven below and extractor above. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. There is an integral dishwasher & space for an upright fridge/freezer & space and plumbing for a washing machine. The room also has a radiator and two upvc double glazed windows out to the rear garden.

Stairs lead up to the first floor accommodation where there is an airing cupboard housing the hot water tank with slatted shelving above, a cloaks cupboard with hanging rail and access to the loft via a hatch.

The master bedroom has a upvc double glazed window overlooking the rear aspect with a radiator beneath. The room benefits from double mirror fronted wardrobe with



hanging rail and storage space. Off the bedroom is an en suite comprising of a wc, a wash hand basin set into a vanity unit and a shower with a concertina shower door, wall mounted shower & splashback tiling. The room also has a radiator, extractor fan and an opaque upvc double glazed window to the side aspect.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect with a radiator beneath and an alcove ideal for a wardrobe.

The third bedroom is a single sized room with a upvc double glazed window overlooking the front aspect with a radiator beneath and an alcove ideal for a wardrobe.

The bathroom comprises of a wc, a wash hand basin set into vanity unit with splashback tiling and storage below & a bath with a shower attachment with splashback tiling. The room also has an opaque upvc double glazed window to the rear aspect, an extractor fan and a radiator.

Garage:

The property is conveyed with a pitched roof garage with up and over door.

Garden:

The rear garden is enclosed by fencing and has a patio area abutting the property, it's predominately laid to lawn with a gate at the rear giving access to the rear parking area & garage.

Measurements:

Lounge	13'5" (4.09m) x 12'11" (3.95m)
Dining Room	9' (2.74m) x 7'11" (2.41m)
Kitchen	11'8" (3.57m) x 8'11" (2.73m)
Cloakroom	7'4" (2.23m) x 3'3" (0.99m)
Bedroom 1	13' (3.97m) x 9'3" (2.82m)
En suite	7'9" (2.35m) max x 4'5" (1.36m)
Bedroom 2	10'8" (3.26m) x 10'5" (3.17m) max
Bedroom 3	9'3" (2.84m) x 7'5" (2.26m) max
Bathroom	6'7" (2m) x 6'1" (1.86m)

