



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A VERY WELL PRESENTED & SPACIOUS 3 BEDROOM TOWN HOUSE  
SET JUST OUTSIDE OF WAREHAM TOWN CENTRE.  
OFFERED WITH NO FORWARD CHAIN**



# Westerman Way, Wareham, Dorset BH20 4FL

**PRICE £400,000**



Whilst every attempt 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 mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems or appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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## Location:

This modern family home is set on the outskirts of the picturesque market town of Wareham set on the banks of The River Frome & is the Gateway to The Purbecks. It has a historic Saxon Wall which surrounds the Town & is just under 10 miles from busy Poole Town Centre. Wareham has 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.

## Measurements:

Lounge	13'10" ((4.23m) x 11'9" (3.59m)
Kitchen/Diner	12'7" (3.85m) x 11'10" (3.61m)
Cloakroom	5'7" (1.71m) x 3'6" (1.06m)
Bedroom 1	21'6" (6.56m) max x 11'11" (3.64m)
En Suite	7'11" (2.41m) x 6'3" (1.90m)
Bedroom 2	14'7" (4.46m) x 9'9" (2.67m)
Bedroom 3	11'11" (3.63m) x 8'8" (2.66m)
Bathroom	9' (2.75m) x 6'7" (2m)

## Agents Note:

Please note that a small service charge is payable for the upkeep of the estate. Please call our Wareham office for further details.  
A number of items in the property may be left subject to further negotiation.

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### The Property:

Set overlooking a green this modern home is accessed via a composite front door leading through into an entrance vestibule which has a radiator & Karndean flooring flowing through into the lounge.

The lounge has a upvc double glazed window to the front aspect with a radiator beneath, it's a spacious room with two radiators and an understairs storage cupboard the flooring continues to flow through into the kitchen/diner.

The kitchen/diner has a matching range of cupboards at base and eye level with soft closing drawers. A four ring ceramic hob is set into the work surface with a fitted oven below & an extractor and light above. A one and a quarter bowl sink is set into the work surface with splashback tiling surrounding with under lighters. There is space and plumbing for washing machine/ dishwasher, space for upright fridge/freezer & upvc double glazed patio doors with matching windows to the side out to the rear garden.

Off the kitchen is the utility area where there is space and plumbing for a washing machine with cupboards to the side and work surface above. There is also a radiator & an extractor fan. The cloakroom has a continuation of the flooring, there is a wc & a wash hand basin with splashback tiling. There is also a radiator and an extractor fan.

Stairs lead up to the first floor accommodation where there is a storage cupboard and a upvc double glazed window to front aspect with a radiator beneath.

Both the bedrooms on the first floor are double sized rooms with alcoves ideal for wardrobes, The second bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath with the third bedroom having a upvc double glazed window to front aspect with a radiator beneath.

The modern family bathroom comprises of a matching four piece suite including a wash hand basin with splashback tiling, a wc, a bath with splashback tiling and shower attachment and a separate shower cubicle with a wall mounted shower with tiling surrounding. There is also an opaque upvc double glazed window to the rear aspect, a heated towel rail & an extractor fan.

Stairs lead up to the master suite which is home to the largest bedroom. There is a upvc double glazed window to the front aspect with distant views of the Purbeck hills. The room also has a radiator & a matching range of mirror fronted sliding door wardrobes with hanging and storage space. The room opens out into a dressing area which could be used as a home office if desired with a double glazed Velux window to the rear aspect and a radiator. The en suite comprises of a double shower cubicle with wall mounted shower with splashback tiling, a w & a wash hand basin with splashback tiling. There is a double glazed Velux window, a heated towel rail and an extractor fan.

### Garage & Parking:

The property is conveyed with a pitched roof garage with parking in front.

### Garden:

The enclosed rear garden is laid out with easy maintenance in mind with a patio area abutting the property, the remainder is laid to artificial grass with access to a pitch roof garage with an up and over door and parking available in front.

