



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

**A MODERN & VERY WELL PRESENTED 3 BEDROOM FAMILY HOME SET  
ON THE OUTSKIRTS OF WAREHAM TOWN CENTRE IN THE  
POPULAR WESTGATE DEVELOPMENT  
NO FORWARD CHAIN**



# Baggs Lane, Wareham, Dorset BH20 4FJ

**PRICE £445,000**



## 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/Diner	21'4" (6.51m) x 10'9" (3.28m)
Kitchen	13'11" (4.24m) x 8'3" (2.51m)
Conservatory	11'5" (3.50m) x 9'10" (3.01m)
Cloakroom	4'10" (1.48m) x 3'8" (1.13m)
Master Bedroom	10'8" (3.25m) x 11' (3.35m)
En suite	7'1" (2.18m) x 4'9" (1.46m)
Bedroom 2	10'10" (3.31m) x 8' (2.44m)
Bedroom 3	9'2" (2.80m) x 7'11" (2.43m)
Bathroom	7' (2.13m) x 6'5" (1.95m)
Garage	19'4" (5.91m) x 10'3" (3.13m)

## Agents Note:

Please note that a 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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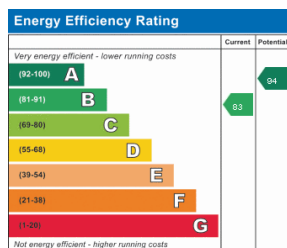
### The Property:

This modern & well-proportioned family home is accessed via a double glazed front door leading into the entrance hallway which has porcelain tiles throughout, a spacious under stairs storage cupboard with ample of space, a radiator & stairs to first floor accommodation.

The hallway also has a useful utility cupboard/room with a work surface, cupboards & a washing machine and dryer. Next to this room is the downstairs cloakroom which has a wc & a wash hand basin with splash back tiling. There is also a fitted mirror, radiator and a upvc opaque double glazed window to front aspect.

The contemporary kitchen/diner has a continuation of the tiling from the hallway. There is a matching range of cupboards at base and eye level with soft closing pan drawers. A one and a quarter bowl sink with side drainer is set into work surface with splash back surrounding which also incorporates a breakfast bar with cupboards & shelving. A four ring induction hob is set into the work surface with a double oven below, stainless steel back and a chimney style extractor above. Other integral appliances include a fridge, freezer & a dish washer. A upvc double glazed window overlooks the rear garden.

The dining area has upvc double glazed doors with matching windows to the side into the conservatory which is upvc double glazed constructed with double glazed patio doors out to the rear garden, a polycarbonate roof & tiled flooring. The lounge area is carpeted with a upvc double glazed square box window with a radiator beneath to the front aspect.



The upstairs landing has a double glazed window to the front aspect. There is access to the loft via a hatch and a spacious cupboard with slatted shelving.

The master bedroom has a double glazed window overlooking the front aspect with a radiator beneath. The room benefits from a fitted double wardrobe, fitted cupboards with shelving and a double mirror fronted sliding door wardrobe with hanging rails. Off the bedroom is the en suite which has a double door shower cubicle with a wall mounted shower, a wc & a wash hand basin. The floor & walls are tiled, plus there is a heated towel rail, fitted mirror, & an opaque upvc double glazed window to side aspect.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The room has a fitted dressing table with drawers.

The third bedroom is a single sized room currently being used as a home office with a upvc double glazed window to the rear aspect with a radiator beneath. The room benefits from a fitted desk with drawers, shelving & cupboards. This is also triple door fronted wardrobe with hanging rail and storage above.

The family bathroom has a bath with a shower attachment, a wc & a wash hand basin. The walls & floors are tiled plus there is a heated towel rail, shaver point, mirror & an opaque upvc double glazed window to the front aspect.

### Garage & Parking:

The property has a pitched roof garage with an electric door, work bench, power & light. A driveway in front of the garage provides off road parking.

### Garden:

The rear garden is enclosed by fencing & has a large patio area abutting the property. There is a grassed area with mature plants surrounding & a spacious corner shed. A gate giving access to the driveway.

