



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A DECEPTIVELY SPACIOUS & WELL PRESENTED 4 DOUBLE BEDROOM,
3 BATHROOM BUNGALOW SET WITHIN WALKING DISTANCE OF
LOCAL SHOPS & TRANSPORT LINKS.
INTERNAL VIEWING HIGHLY RECOMMENDED**



Walls View Road, Carey, Wareham BH20 4BJ

PRICE £545,000



This Floor Plan is for guidance only and is NOT to SCALE
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Location:

This deceptively spacious bungalow is set in the popular residential location of Carey. Within walking distance is Wareham Forest, the train station, local shops & buses. Wareham Town Centre is a 5 minute drive away with the main focal point of the town being its Quay with boat trips to Poole Harbour. Further benefits include an independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

Garage & Parking:

A brick paved driveway provides parking for a number of vehicles leading up to a spacious garage with an electric up and over door, power & light. An opaque double glazed door gives access to the side.

Garden:

The delightful enclosed rear garden has a brick paved patio area abutting the property with the remainder laid to lawn. There is a large summer house which has power and light. There is access through either side of the property to the front.

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The Property:

This well presented bungalow is accessed via a composite opaque front door leading through into the entrance hallway where there are double glass panelled doors through into the living room, stairs up to the first floor accommodation & an airing cupboard housing the boiler and tank. Wood laminate flooring flows throughout and two radiators.

The lounge is a spacious room with upvc double glazed windows overlooking the rear garden & a radiator beneath. There are double glazed patio doors out to the conservatory, with the room having two radiators and a feature flame effect wall mounted fire.

The modern kitchen/diner has a matching range of cupboards at base and eye level with soft closing drawers & larder cupboards. A butler's sink is set into the work surface with splashback tiling surrounding. Integral appliances include a dishwasher, washing machine and a tumble drier, with space for an upright fridge/freezer & for a range cooker with splashback and extractor fan. The floor is tiled flowing throughout the room into the dining area where there are upvc double glazed doors out to the conservatory & a matching window to the side aspect.

The conservatory is upvc double glazed constructed on dwarf brick walls with patio doors out to the rear garden, & a double glazed roof with pull down blinds. It is a spacious room with wood laminate flooring, three radiators and views of the garden.

The master bedroom is located downstairs & has a upvc double glazed patio doors out to the rear garden with matching windows to the side. The room has three radiators and an en suite comprising of a wc, a wash hand basin set into the vanity unit & a corner shower cubicle with rainfall shower. There is also a mirror fronted medicine cabinet, heated towel rail, floor to ceiling tiling, tiled flooring and an extractor fan.

Bedroom 2 & 3 are double sized room with upvc double glazed windows to the front aspect & radiators beneath. Both room benefit from wardrobes.

The downstairs bathroom is modern with a four piece suite comprising of a wc, fish bowl wash hand basin set onto a vanity unit, a sunk in bath with a shower attachment and a double shower cubicle with a rainfall shower. The room is fully tiled including tiled flooring plus there is a heated towel rail, opaque upvc double glazed window to the front aspect and an extractor fan.

Stairs lead up to the fourth bedroom which is a double sized room with two upvc double glazed windows to the side aspect, a radiator & wood laminate flooring. There is also access to understairs storage space with the bathroom next door comprising of a wc, corner wash hand basin & a bath. The room also benefits from a heated towel rail, opaque upvc double glazed window to the side aspect and a mirror fronted medicine cabinet.

Measurements:

Lounge	18'11" (5.48m) x 17' (5.20m) max
Kitchen	22'6" (6.86m) x 10'9" (3.29m)
Bedroom 1	17'7" (5.37m) x 11'5" (3.49m)
En Suite	7'6" (2.29m) x 4'2" (1.27m)
Bedroom 2	12'9" (3.90m) x 10'3" (3.13m)
Bedroom 3	11'11" (3.65m) x 10'5" (3.17m)
Bathroom	11'1" (3.38m) x 6'4" (1.94m)
Top Floor Bedroom	13'8" (4.17m) x 12'7" (3.84m)
Top Floor Bathroom	12'4" (3.77m) x 5'7" (1.71m)
Garage	15'9" (4.82m) x 15'4" (4.68m)

