



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

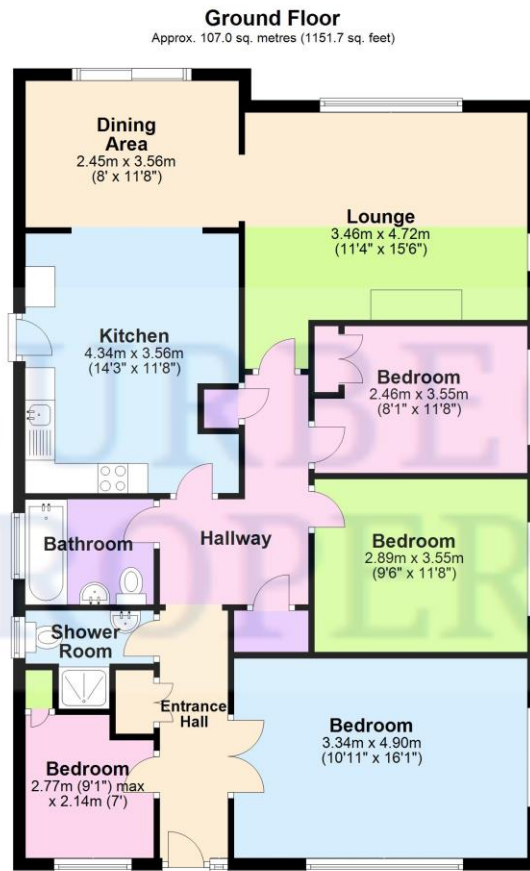
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**A SPACIOUS & WELL PRESENTED 3-4 BEDROOM BUNGALOW WITH
A SOUTHERLY GARDEN SET IN THIS POPULAR LOCATION WITHIN
WALKING DISTANCE TO SHOPS, BUS STOP & TRAIN STATION.
VENDOR SUITED WITH COMPLETE CHAIN**



West Mill Crescent, Carey, Wareham BH20 4BW

PRICE £495,000



Total area: approx. 107.0 sq. metres (1151.7 sq. feet)

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Plan produced using PlanUp.

Location:

The 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 driveaway with 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 and the museum. There is also a market every Saturday. Wareham Train Station is on the main Weymouth to London Waterloo line.

Estate Agents:

Please note that the following items in the bungalow were replaced in 2023. Boiler, radiators, RCD board/consumer unit, brand new kitchen & bathroom, plus carpets throughout.

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The Property:

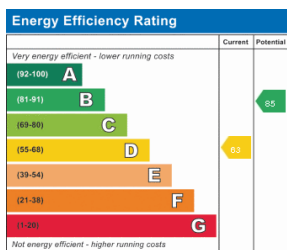
This spacious & well presented bungalow is accessed via a upvc double glazed porch with a further matching door leading through into the main hallway which has an integral door mat, a double door storage cupboard with shelving, access to the loft via a hatch & ladder, a cloaks cupboard with shelving, an airing cupboard housing the hot water tank and a radiator.

The living room enjoys a double aspect with upvc double glazed windows overlooking the rear garden and to the side. A feature of the room is a fireplace with tiled base and hearth & an inset electric fire. There is a radiator & an arch into the dining area which also has a radiator, upvc double glazed sliding doors out to the rear garden & a further arch round through to the kitchen.

The contemporary kitchen has a matching range of cupboards at base and eye level with soft closing drawers & a larder cupboard. A four ring ceramic hob is set into the Quartz work surface with extractor & light above. Further integral appliances include an oven & a dishwasher. There is space and plumbing for a washing machine & a drier plus space for an upright fridge/freezer. A sink with integral drainer is set into the work surface with a filtered drinking tap & mono block hand spray with splashback tiling surrounding. A feature of the room is the matching Quartz breakfast bar with cupboards and pan drawers. A upvc double glazed door with matching window gives access to the driveway.

The generous master bedroom is set in the front of the property enjoying a double aspect with upvc double glazed windows to front and to side with a radiator.

The second & third bedrooms are of a double size with both rooms having upvc double glazed windows to the side aspects with radiator beneath. The third bedroom had an integral wardrobe with hanging rails and storage space.



Bedroom 4 is currently used as a home office but can be used as a bedroom if desired. There is a upvc double glazed window to the front aspect, a radiator and an integral cupboard with shelving.

The bungalow benefits from both a bathroom & a separate shower room with the modern fitted bathroom comprising of a wc, a bath with shower attachment & a wash hand basin set into a vanity unit with storage below. There is also splashback tiling surrounding, integral cupboards, fitted wall mirrors & a radiator.

The separate shower room comprises of a wc, a wash hand basin set into a vanity unit with storage below and splashback tiling surrounding & a step in shower cubicle with a wall mounted electric shower. There is an opaque upvc double glazed window to the side aspect, a radiator & an integral storage cupboard.

Garage & Parking:

The bungalow has a brick paved driveway providing parking for a number of vehicles leading up to a pitched roof garage with up & over door, power & light.

Garden:

The front garden is laid with easy maintenance in mind with shingle & raised beds. The southerly facing rear garden has a covered patio area abutting the property. It is mainly laid to lawn with a brick paved path and a slab stone path surrounding the property with mature shrubs, there is also summerhouse and shed. There is access to either side of the property through gates with security lighting around the bungalow.

Measurements:

Lounge	15' (4.58m) x 11'5" (3.49m)
Dining Area	10'11" (3.35m) x 8' (2.44m)
Kitchen	13'11" (4.25m) x 11'6" (3.51m)
Bedroom 1	15' (4.59m) x 11' (3.36m)
Bedroom 2	11'2" (3.42m) x 9'2" (2.79m)
Bedroom 3	11'2" (3.42m) x 8' (2.45m)
Bedroom 4	7'2" (2.18m) x 7' (2.15m)
Bathroom	6'11" (2.11m) 5'7" (1.70m)
Shower Room	7' (2.15m) x 5'5" (1.65m) into shower

