



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
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BH20 4LR
Tel 01929 556660

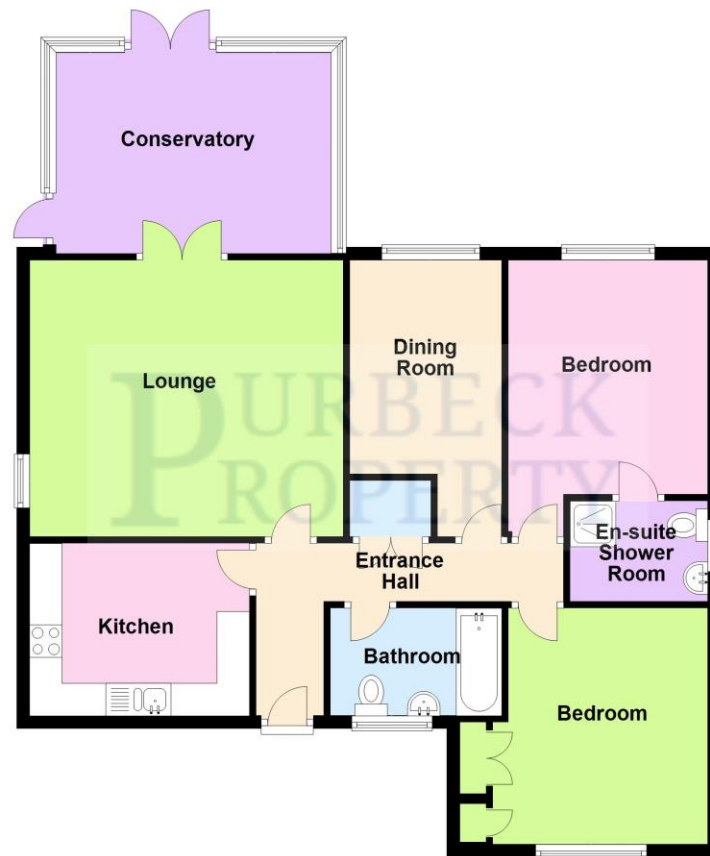
**A 3 BEDROOM DETACHED BUNGALOW SET IN A PRIVATE CUL DE SAC
WITHIN WALKING DISTANCE OF LOCAL SHOPS & TRANSPORT LINKS.
VIEWING RECOMMENDED
NO FORWARD CHAIN**



Humber Chase, Carey, Wareham BH20 4BH

PRICE £475,000

Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Location:

The bungalow is set in a private cul de sac 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.

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The Property:

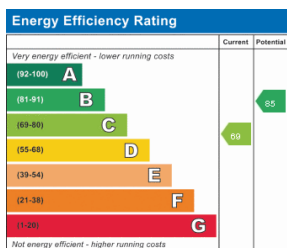
This delightful bungalow is accessed via an opaque upvc double glazed front door leading through into the entrance hallway which has access to the loft via a hatch & a double door airing cupboard with a radiator and slatted shelving.

The spacious living room enjoys a double aspect with upvc double glazed patio doors out to the conservatory and a matching window to side aspect. The room has two radiators & a gas fireplace with a marble effect base & shelf above.

The conservatory is upvc double glazed constructed on dwarf brick work with a polycarbonate roof. There are doors out to the rear garden, electrical points and lights.

The kitchen has a matching range of cupboards at base and eye level drawers with a upvc double glazed window to front aspect, four ring gas hob set into work surface with a double oven below, one and a quarter bowl sink with side drainer set into the work surface with splashback tiling surrounding, wall mounted boiler (installed in 2023), space and plumbing for washing machine, space for two under the counter appliances, radiator, space for breakfast table and chairs if desired.

The master bedroom is set at the front of the property with a upvc double glazed window with a radiator beneath. The room benefits from fitted wardrobes & a fully tiled en suite which comprises of a corner shower cubicle with a wall mounted shower, wc, & a wash hand basin. There is an opaque upvc double glazed window to side aspect, an extractor fan and a radiator.



The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with a radiator beneath. The third bedroom is a double sized room currently used as a dining room. It has a upvc double glazed window overlooking the rear garden with a radiator beneath.

The bathroom has a suite comprising of a wc, a wash hand basin & a bath. The room has floor to ceiling tiling, a heated towel rail & an opaque upvc double glazed window to the front aspect/

Garage & Parking:

The pitched roof garage has an up & over door, with a brick paved driveway in front providing off road parking.

Garden:

The enclosed private rear garden has a patio area abutting the property, it's predominately laid to lawn with raised borders with a path and shrubs to the side.

There is a garden shed and a storage shed abutting the garage. The front garden has a number of mature shrubs/hedges and a brick paved pathway leading to the front door.

Measurements:

Lounge	15'5" (4.71m) x 13'10" (4.22)
Kitchen	11' (3.36m) x 8'7" (2.63m)
Conservatory	13'9" (4.26m) x 9'4" (2.86m)
Bedroom 1	12'3" (3.75m) x 11'9" (3.60m)
En Suite	6'5" (1.97m) x 4'9" (1.45m)
Bedroom 2	13'7" (4.15m) x 10' (3.06m)
Bedroom 3	13'8" (4.17m) x 7'7" (2.32m)
Bathroom	8'3" (2.51m) x 5'6" (1.68m)
Garage	18'7" (5.86m) x 8'11" (2.73m)

