



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A 3 BEDROOM SEMI DETACHED HOME WITH 2 RECEPTION ROOM,
GARAGE & GENEROUS REAR GARDEN SET CLOSE TO SHOPS
& REQUIRING SOME UPDATING.
NO FORWARD CHAIN.**



Mellstock Crescent, Carey, Wareham BH20 4BX

PRICE £330,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

The family home 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.

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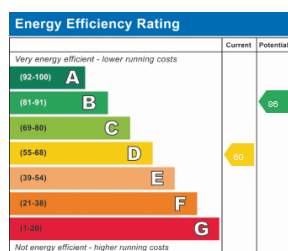
The Property:

This family home is ideal for those wishing to put their own stamp on a property. Accessed via an opaque upvc double glazed door with a matching window to the side leads through into an entrance porch with a further front door leading into the hallway which has stairs to the first floor landing with storage beneath, a radiator & an opaque upvc double glazed window to the side aspect.

The living room has a upvc double glazed window to the front aspect with a radiator beneath. A feature of the room is a central stone fireplace which backs on to the dining room with archways into the room either side. The dining room has a upvc double glazed window to the front aspect with a radiator beneath & the fireplace.

The kitchen has cupboards at base and eye level with drawers. A four ring ceramic hob is set into the work surface with an extractor hood above. There is a fitted oven & grill. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. A upvc double glazed window looks out to the rear aspect.

Off the kitchen an opaque upvc double glazed door leads out to the rear garden. Tiled flooring flows round to the utility room which has a upvc double glazed window to the front aspect with a radiator beneath. There is a matching range of cupboards at base and eye level with drawers & a work surface with splashback tiling surrounding. The downstairs cloakroom has a continuation of the tiled flooring. There is a wc & a wash hand basin with splash back tiling. An opaque upvc double glazed window looks out to the rear aspect.



Stairs lead up to the first floor landing where there is a upvc double glazed window overlooking the rear garden with a radiator beneath. There is a storage cupboard and a separate airing cupboard housing the hot water tank with slatted shelving above.

The master bedroom has a upvc double glazed window to side aspect, a radiator and an integral cupboard. The second bedroom is a double sized room with a upvc double glazed window overlooking the front aspect, a radiator & an integral cupboard. The third bedroom has a upvc double glazed window to front aspect, a radiator & an integral wardrobe with hanging rail with shelving above.

The bathroom comprises of a wc, wash hand basin & a bath with concertina shower door, a wall mounted electric shower. The room has floor to ceiling tiling, mirror with cupboards to either side, an extractor fan & an opaque upvc double glazed window to the rear with a radiator beneath.

Garage & Parking:

A tarmac driveway leads to a pitched roof garage with an up & over door.

Garden:

The rear garden has a spacious patio area abutting the property, it is predominately laid to lawn with a summerhouse. The garden is enclosed by fencing & has a gazebo with a patio area, the rear end of the garden is laid to shingle for east maintenance. The front garden is laid lawn with mature shrubs.

Measurements:

Lounge	12'11" (3.94m) x 10'10" (3.31m)
Dining Room	9'7" (2.93m) x 8'9" (2.69m)
Kitchen	16'10" (5.15m) x 5'6" (1.69m)
Utility Room	9'6" (2.91m) x 6' (1.84m)
Cloakroom	8'11" (2.73m) x 2'10" (.88m)
Bedroom 1	15'6" (4.74m) x 9'11" (3.03m)
Bedroom 2	10'11" (3.34m) x 9'9" (2.98m)
Bedroom 3	12'4" (3.76m) x 6' (1.85m)
Bathroom	9'2" (2.80m) x 6'2" (1.88m) 'L shaped'

