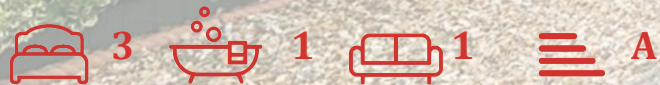




Northmoor Way

Wareham, BH20 4EF



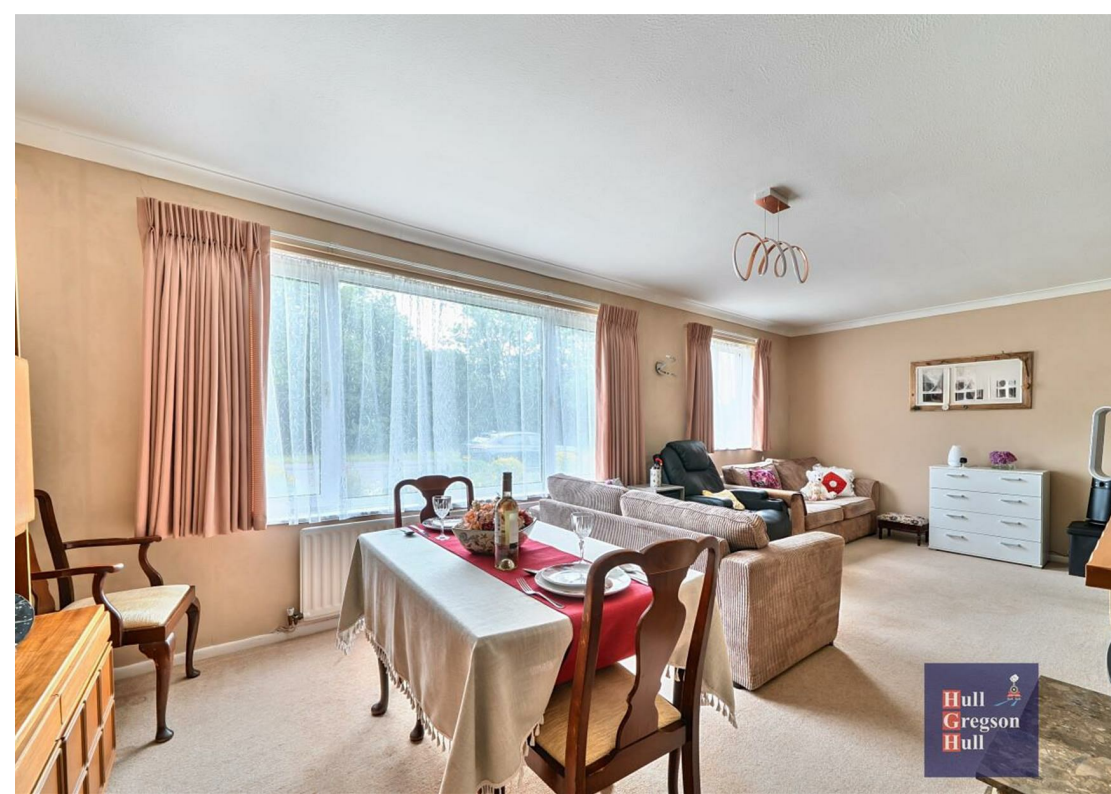
£415,000 Freehold



Northmoor Way

Wareham, BH20 4EF

- No Onward Chain
- Off Road Parking and Garage
- Private Wrap Around Garden
- Solar Panels
- Three Double Bedrooms
- Modern Fitted Kitchen
- Eco Home - Rated A EPC
- Close Proximity To Transport Links
- Woodland Walks Nearby
- Popular Residential Location





A well-presented THREE BEDROOM BUNGALOW at Northmoor offering SPACIOUS ACCOMMODATION, GARAGE and DRIVEWAY PARKING for several vehicles and CONSERVATORY. The property sits on a generously sized plot and offers GOOD OUTSIDE SPACE with gardens on three sides.



Northmoor is located approximately half a mile to the north-west of the historic Saxon walled town of Wareham with its excellent road links to Swanage, Poole and the West and the railway station nearby sits on the mainline service between Weymouth and London Waterloo.



A pathway to the side of the property leads to the main entrance door.

Enter to find a spacious hallway and immediately to the right with large windows overlooking the front garden, a twenty-two feet long Living/Dining Room spans the width of the property. A Purbeck stone fireplace with marble plinth and mantel houses a living flame gas fire and provides the focal point to the room.

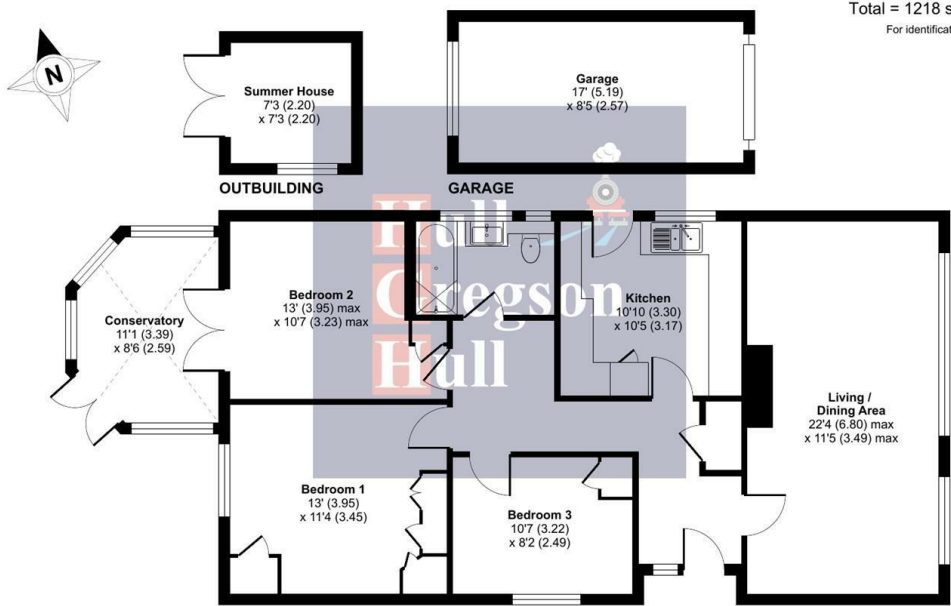
Adjacent to the living/dining room, the Kitchen which has been tastefully modernised and provides a smart range of marble-effect worktops offering ample space for food preparation and independent electric appliances; plenty of white gloss wall and base units with washing machine, fridge, freezer and integral dishwasher are included. A door from the kitchen leads outside allows easy access to the driveway, the garage and to the rear garden.



A large central hallway leads to the three bedrooms: Bedroom One looks over the rear garden and provides a good range of built-in wardrobes and over-bed storage; Bedroom Two has space for freestanding furniture and a small cupboard houses the hot water cylinder. French Doors open into the Conservatory which offers a pleasant spot to sit and admire the pretty sheltered rear garden and bird watch throughout the year. Bedroom Three provides an opportunity for use as a guest room, office or study.

Northmoor Way, Wareham, BH20

Approximate Area = 1022 sq ft / 94.9 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1218 sq ft / 113 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1316225

Living/Dining Room

22'3" x 11'5" (6.8m x 3.49m)

Kitchen

10'9" x 10'4" (3.3m x 3.17m)

Bedroom One

12'11" x 11'3" (3.95m x 3.45m)

Bedroom Two

12'11" x 10'7" (3.95m x 3.23m)

Bedroom Three

10'6" x 8'2" (3.22m x 2.49m)

Bathroom

Conservatory

10'9" x 8'5" (max measurements) (3.29m x 2.59m (max measurements))

Garage

17'0" x 8'5" (5.19m x 2.57m)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow

Property construction: Standard

Council Tax: D

Mains Electricity

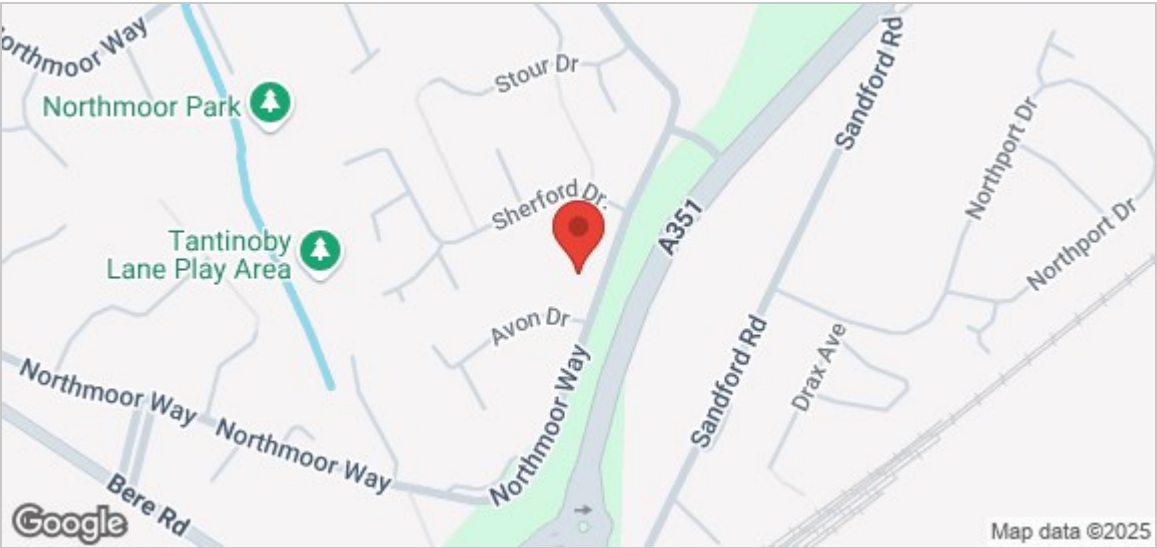
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	