

4 Bed Detached In Baggs Lane , Wareham, BH20 4FJ

£635,000



SHORT DESCRIPTION

Property Ref: 11996 In the view of the owners... "The best point about this house is the 'LARGE FAMILY ROOM' that has a GLASS ROOF and FRENCH DOORS extending into the 'SOUTH FACING BACK GARDEN' - light floods through the glass roof in the family room area...you have the sun in your garden from mid morning until the sun goes down in the evening. This is such a perfect garden for family gatherings and barbecues". This house has SO MUCH NATURAL LIGHT throughout the whole house. Once you've experienced such a light house it's very difficult to settle for anything that doesn't face the same direction. This MODERN 4 BEDROOM HOUSE for sale in Dorset is offered for private sale by the current owners where this has been their home since a new build purchase in February 2017. A SUPERB FAMILY HOME with quality fittings and finishes throughout to suit the largest of families and is located on a fantastic development which is WITHIN WALKING DISTANCE of the Saxon riverside town of WAREHAM. This STUNNING DETACHED HOUSE is FINISHED TO A VERY HIGH STANDARD. The owners have made this a very inviting house that anyone would be delighted to call 'home'. If you're looking for houses for sale in Dorset or rural property for sale in Dorset, No. 5 sits ON THE EDGE OF A VERY POPULAR DEVELOPMENT built in 2015. It is ideally located, being just across the road from the PURBECK SCHOOL and LEISURE CENTRE. Since new, the development has offered very few houses for sale. New houses of this size for sale in Dorset villages such as Wareham are quite rare to find. WAREHAM IS A VERY DESIRABLE TOWN that is able to offer a Dorset property for sale near sea. As a town Wareham certainly doesn't offer the cheapest houses in Dorset due to it's location on the Isle of Purbeck and being very close to the sea but if you're looking for houses for sale in Dorset villages, Wareham would be very difficult to improve on. For Dorset prices, this property offers very good value in comparison to cottages for sale in Dorset by the sea. The house itself is in a VERY SUNNY POSITION and gives a real feeling of space. The house has a LARGE OPEN PLAN KITCHEN (with a modern design), dining and lounge area (with glass roof). There is a LOUNGE, STUDY, UTILITY and DOWNSTAIRS CLOAKROOM. All 4 BEDROOMS are of a good size, the MASTER BEDROOM having an ENSUITE SHOWER and there's a FAMILY BATHROOM. The FLOORING is AMTICO™ flooring throughout the whole house apart from the stairs which has a mid blue carpet. There is also A SINGLE GARAGE to the rear of the property with OFF ROAD DRIVEWAY PARKING FOR TWO CARS. Viewing is strongly recommended but by appointment only with the owners. ENTRANCE PORCH - Accessed through a Upvc entrance door to: RECEPTION HALL - Radiator with Amtico™ flooring, stairs to first floor with under stairs storage cupboard. LOUNGE - 16'3" x 11'1" - radiator, feature bay window, double glazed window to front and side, door leading to the reception hall. KITCHEN / DINING / LIVING AREA - 15'9" x 10'6" with GLASS ROOFED SUN LOUNGE AREA 9'10" x 9'4" - Modern gloss white (Symphony) with black work tops extending to three sides with larder cupboards and built in drainer with sink and mixer taps. Built in double oven and hob with modern extractor fan, integrated dishwasher and space for American style fridge freezer. Door leading to the reception hall and walk through access to the utility area. UTILITY - Space for separate washing machine and dryer with a cupboard between. Double glazed back door leading to the side of the property. Radiator and wall mounted gas boiler. GUEST CLOAKROOM - W.C., pedestal wash hand basin, radiator. STUDY - 10'8" x 5'6" - Radiator and double glazed bay window. Door leading to reception hall. FIRST FLOOR LANDING - containing storage / airing cupboard MASTER BEDROOM - 12'9" x 9'10" - Fitted wardrobe, radiator, double glazed window. ENSUITE SHOWER ROOM - DOUBLE SHOWER CUBICLE with fitted shower, pedestal wash hand basin and W.C., ladder style heated towel rail, partial tiled walls and double glazed window. BEDROOM TWO - 13'11" x 8'6" - Radiator and two double glazed windows with recess for wardrobe. BEDROOM THREE - 12'4" x 9'2" - Radiator and two double glazed windows. BEDROOM FOUR - 12'4" x 6'4" - Radiator and double glazed window. FAMILY BATHROOM - Bath, wash hand basin and W.C., ladder style heated towel rail, partial tiled walls and double glazed window. OUTSIDE - FRONT: Small garden at the front of the house is laid to lawn. There is also a single gate to the right hand side of the property which leads to the back garden. Single GARAGE (which is attached to the neighbor's garage) has an up and over door. REAR: LAWNED GARDEN with beds having a VARIETY OF SHRUBS and TREES. There is gated access to the front...

4

Bed Room(s)

2

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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