



4 AVON DRIVE, WAREHAM
£445,000 Freehold

This exceptionally spacious semi-detached family house is situated on the outskirts of Wareham, in a quiet cul-de-sac on the popular Northmoor Estate, close to local amenities and within a short distance of Wareham Forest. It was built during the 1970s and is of traditional cavity brick construction under a pitched roof covered with tiles.

4 Avon Drive offers immaculately presented and finished throughout with a stylish decor. It has recently been extended at the rear creating a spacious open plan kitchen/dining room with casement doors giving access to the rear garden and providing an ideal entertaining space.

Wareham lies at the heart of countryside designated as of Outstanding Natural Beauty and is one of the best locations for access to the Jurassic Coast, a renowned UNESCO World Heritage Site. The town is pleasantly situated between the Rivers Piddle and Frome and offers an excellent range of amenities including supermarkets, small shops, restaurants, public houses, library, churches and the Rex cinema. Transport communications include a mainline railway station at Wareham, the journey to London Waterloo taking approximately 2.5hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH20 4EL**.



The spacious entrance hall leads through to the large living room with attractive tiled fireplace and sliding doors opening to a timber deck at the front. The open plan kitchen/dining room is the hub of this family home and is fitted with a range of light units, solid oak worktops with an island topped with bespoke concrete worktop and range style cooker; casement doors give access to the rear garden harmoniously blending the indoor/outdoor living space. There is also a double bedroom, modern shower room fitted with a quality suite including a large walk-in shower and a good sized utility cupboard on the ground floor.

On the first floor there are three bedrooms and a family bathroom. Bedrooms one and two are spacious doubles, one with fitted wardrobes. Bedroom three is a good-sized single. The family bathroom is fitted with a modern white suite and completes the accommodation on this level. A staircase leads to bedroom four on the second floor.

The open front garden is mostly laid to lawn with good sized timber deck which enjoys the afternoon and evening sun. To the rear the garden is easily maintained with paved patio area, gravelled section and outdoor cooking area creating the ideal entertaining space. There is also pedestrian access to the green. A single garage is situated in a block nearby.

Property Ref WAR2034

Council Tax Band C - £2,322.75 for 2024/2025

Ground Floor



First Floor



Second Floor



Total Habitable Floor Area
 Approx. 132m² (1,421 sq ft)



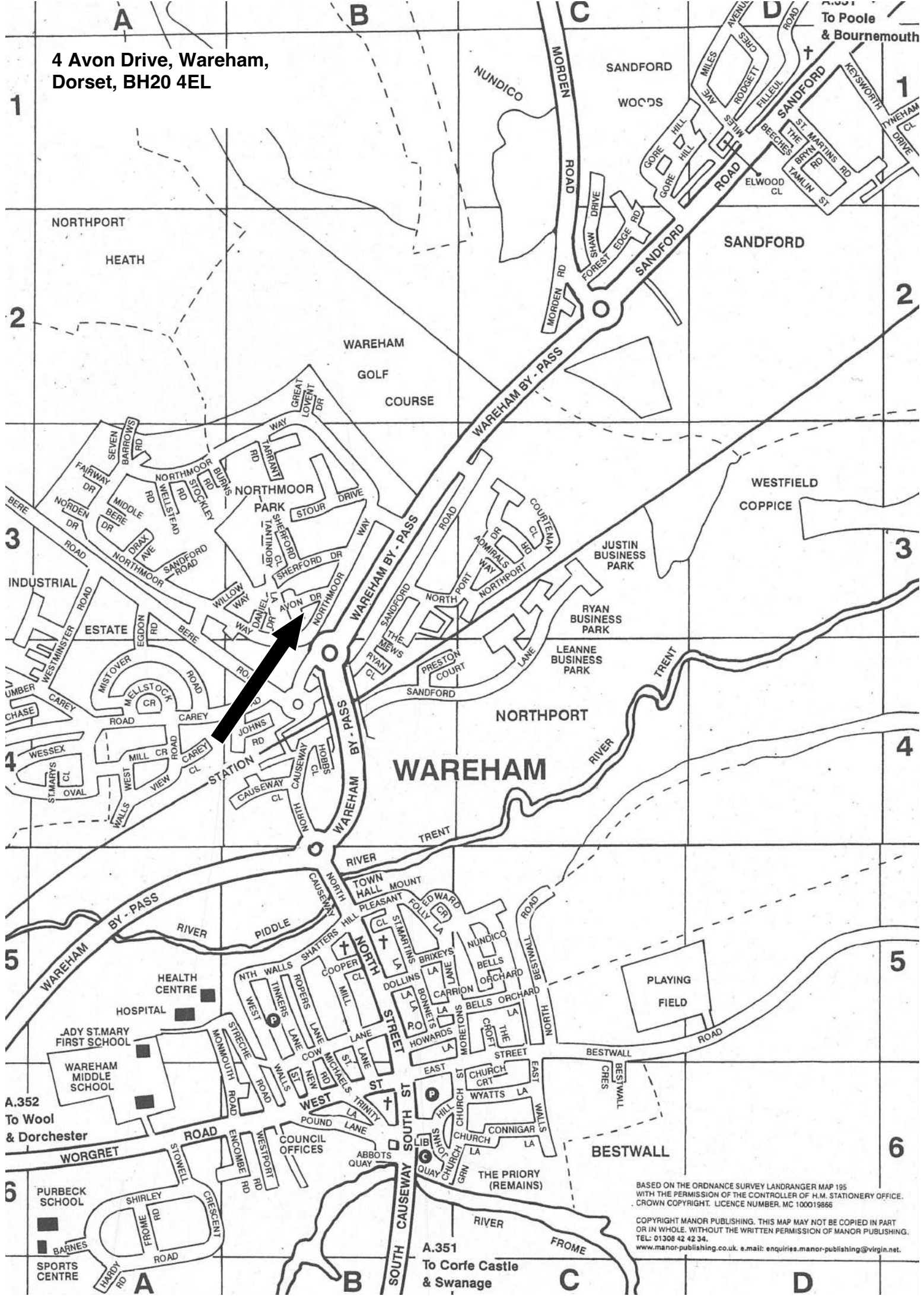
Scan to view Video Tour

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



4 Avon Drive, Wareham,
Dorset, BH20 4EL



BASED ON THE ORDNANCE SURVEY LANDRANGER MAP 195
WITH THE PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.
CROWN COPYRIGHT. LICENCE NUMBER. MC 100019866
COPYRIGHT MANOR PUBLISHING. THIS MAP MAY NOT BE COPIED IN PART
OR IN WHOLE. WITHOUT THE WRITTEN PERMISSION OF MANOR PUBLISHING.
TEL: 01308 42 42 34.
www.manor-publishing.co.uk e-mail: enquiries.manor-publishing@virgin.net.

A.351
To Corfe Castle
& Swanage

