



17 St Martins Lane

Wareham

BH20 4HF

A stylish and spacious house located in the heart of Wareham
with large garden and ample parking

Guide Price £620,000

ALBURY
& HALL

Set within the heart of **WAREHAM** is this comfortable and spacious 3 bedroom house.

The property is presented in excellent condition and has been **MODERNISED AND EXTENDED** by the current owners.

The open plan style of accommodation gives ample space for all the family.

Upstairs there are 3 good double bedrooms with the master benefitting an **EN-SUITE** shower room.

Outside there is a garden with mature trees and shrubs.



SUPERB OPEN
PLAN
ACCOMODATION



The spacious OPEN-PLAN sitting/dining/kitchen is the hub of this fine property making it an inviting living space for family life to revolve around.

Patio doors lead from the dining area into the PRETTY rear garden which also has a studio/cabin ideal for home working.

Ample light floods into the kitchen via numerous windows and a door giving direct access to the rear garden.

The splendid kitchen itself has an excellent range of work surfaces, splashbacks, floor and wall cupboards with built in dishwasher, oven, hob and fume hood.





SPACE
AND
LIGHT



Upstairs on the first floor are three good sized bright and BEAUTIFULLY decorated bedrooms.

The landing which has a very useful store gives access to all the three bedrooms and also the family bathroom.

The bathroom is attractively fitted and comprises a panelled bath with shower over, wc and wash basin.

The master bedroom, with its west facing bay window has an en-suite shower room comprising shower cubicle, low level wc and hand basin.

There are good views over the HISTORIC roof tops of Wareham old town from all the bedrooms.

There is a fully insulated loft room with two Velux windows allowing plenty of natural light into the space.





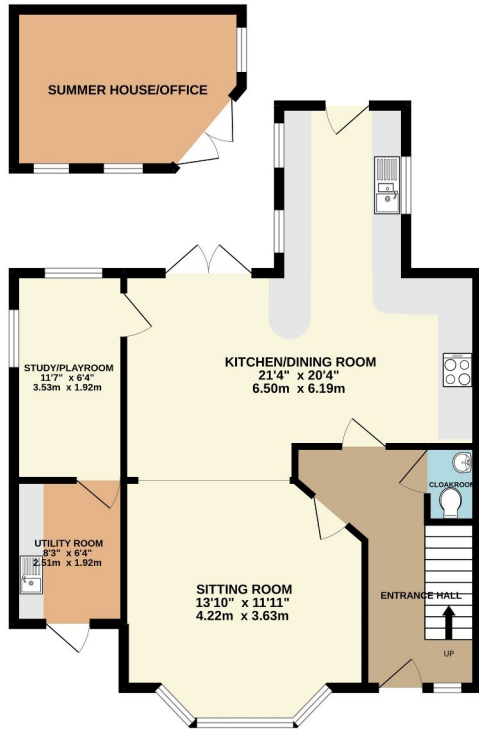
Outside you find a much loved family garden with a wide range of TREES, mature shrubs and flowerbeds.

There are cleverly placed seating areas throughout the garden enabling you to CAPTURE the sun at different times of the day.

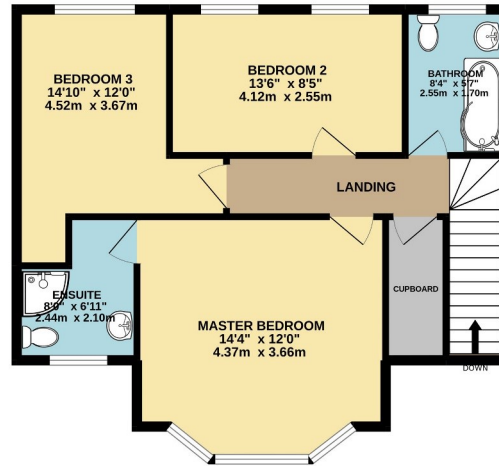
At the end of the garden is a home office/garden studio ideal for quiet home working or as a summer house capturing the sun late in the evening.

To the front of the property there is hardstanding with parking for 3/4 vehicles.

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



3 BED SEMI

TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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WALLS

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