

16 Folly Lane

Wool, Wareham, BH20 6DS

HARDWICK
ESTATE AGENTS

A beautifully presented, extended 3 bedroom detached bungalow situated in a quiet position close to local amenities, offered with no forward chain.

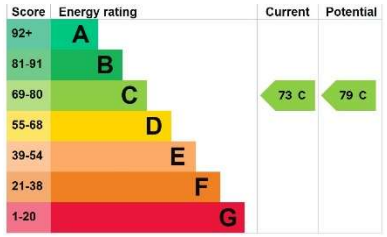
- 3 bedrooms
- Spacious open plan kitchen/dining room
- Separate sitting room
- Cloakroom with wc/utility room
- Bathroom with a 4 piece suite
- Westerly facing rear, secluded garden
- Level, low maintenance plot
- Newly installed gas central heating system
- Double glazed
- Driveway parking
- No onward chain

ASKING PRICE:

£380,000 (Freehold)

EPC RATING:

Band - C











Situated in a quiet position close to local amenities, this recently renovated and extended detached bungalow offers well-balanced, contemporary accommodation, ideally suited to a range of buyers seeking a 'turn-key' home in a popular village setting.

The property is entered into a spacious and impressive open plan kitchen and dining room, forming the heart of the home. The newly fitted kitchen is finished to a modern standard and is well arranged with an electric oven and hob, ample storage and worktop space together with a matching island and provision for a freestanding fridge/freezer. This sociable space is ideal for both everyday living and entertaining. Adjacent to the kitchen is a separate utility room, which also serves as a cloakroom, providing space and plumbing for a washing machine along with a WC and wash basin.

The sitting room is a light and welcoming space, enjoying views over the rear garden via sliding patio doors that open directly onto the patio, creating a seamless connection between the indoor and outdoor living areas.

There are three well-proportioned bedrooms, all offering flexibility for family use, guests or home working. The accommodation is completed by a generous bathroom, fitted with a modern four-piece suite comprising a bath, separate shower, WC and wash basin, complemented by an illuminated mirror.

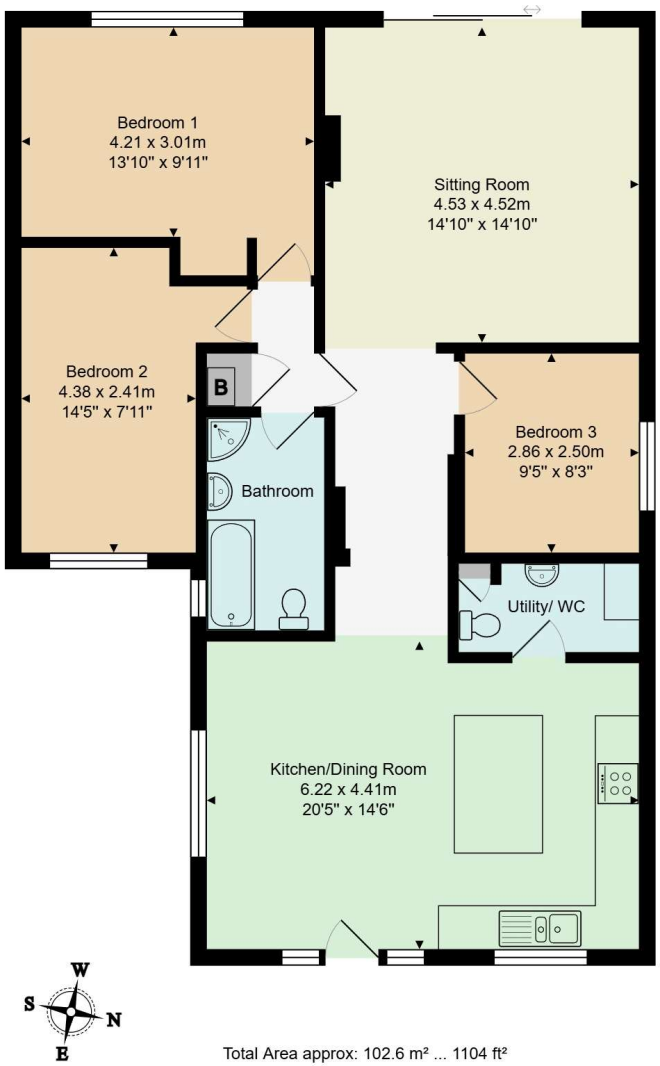
The bungalow benefits from full double glazed windows and gas central heating, with a newly fitted system, ensuring efficiency and comfort throughout the year.

Externally, the property is approached via a driveway providing off-road parking, alongside a front lawned garden. To the rear is a secluded westerly facing garden, enjoying afternoon and evening sun. The garden is predominantly laid to lawn with a patio area, making it ideal for outdoor dining and relaxation.

Situation

Wool is a well regarded village set within the Dorset countryside, offering a range of local amenities including shops, a primary school, public houses and a mainline railway station providing direct services to Dorchester, Poole and London Waterloo. The village lies close to the Jurassic Coast, a UNESCO World Heritage Site, with easy access to the stunning coastline at Lulworth Cove and Durdle Door. The nearby market town of Wareham and the county town of Dorchester offer a wider selection of shopping, schooling and leisure facilities.

Additional information
Council tax band D
As per the estate agents act, an interest is declared. The seller is an acquaintance of a member of staff.



Total Area approx: 102.6 m² ... 1104 ft²

All measurements are approximate and for display purposes only.





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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