



4 NEWTON MANOR CLOSE, SWANAGE
£575,000

This detached family house is situated in a quiet residential cul-de-sac, approximately three quarters of a mile to the West of the town centre, and within easy reach of local convenience store and other amenities. It was built during the early 1980s and has external walls of natural Purbeck stone under a pitched roof covered with synthetic stone tiles.

4 Newton Manor Close offers spacious family accommodation with the considerable advantage of an enclosed rear garden, integral garage with additional parking in front for one vehicle and a good sized attic room.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1JS**.

Property Ref NEW1767

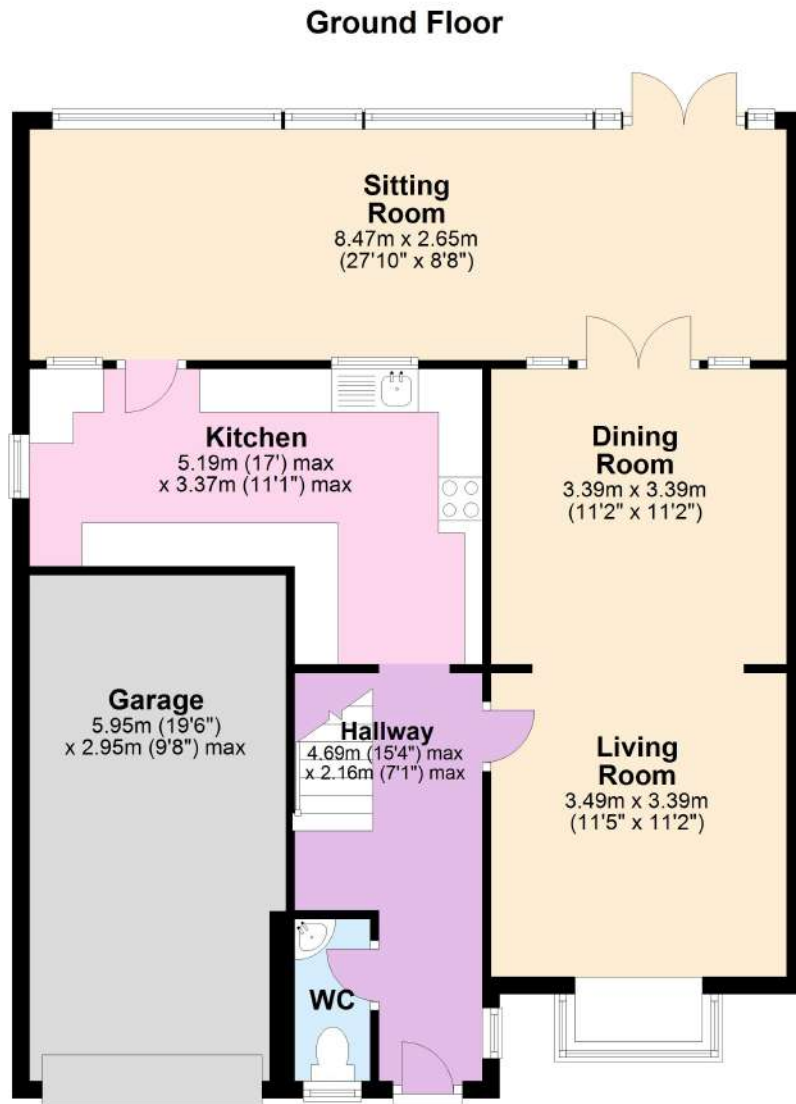
Council Tax Band E



The spacious entrance hall welcomes you to this detached family home and leads to the through living room/dining room. Double casement doors open to the spacious sitting room beyond, which spans the entire width of the property and leads to the enclosed, South facing rear garden. The kitchen is fitted with a range of light wood effect units, contrasting worktops, integrated gas hob, electric double oven and microwaves and has access to the sitting room. There is also a ground floor cloakroom.

On the first floor there are three double bedrooms, bedrooms one and two have the benefit of recessed wardrobes. Bedroom three is dual aspect and has access to the large attic room. The family bathroom is fitted with a white suite including bath with shower room. A spacious shower room with large walk-in cubicle completes the accommodation on this level.

Outside, the open front garden is mostly laid to lawn with mature shrubs and ornamental trees. The paved driveway leads to the integral garage and provides parking in front. At the rear the South facing garden is mostly laid to lawn with paved patio, mature shrub borders and timber garden shed. It is fully enclosed making a safe space for children and pets alike.



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



Scan to View Video Tour



Total Floor Area - Approx. 123m² (1,324 sq ft)

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 Newton Manor Close, Swanage, Dorset, BH19 1JS

