



**72 ULWELL ROAD, SWANAGE**  
**£785,000 Freehold**



This substantial detached house has been meticulously and sympathetically renovated in recent years by the current owners resulting in an exceptionally fine home with a particular focus on natural light. Standing in a popular residential position near the northern outskirts of Swanage it is approximately one and a half miles from the town centre yet within easy reach of open country and the beach. It is thought to have originally been built during the 1940s although extended in more recent times, and is of traditionally cavity brick construction under a pitched roof covered with clay tiles.

The property has been successfully holiday let for 2 years and nestles in attractive landscaped grounds and offers spacious family accommodation with pleasant southerly views and the considerable advantage of off-road parking for several vehicles.

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 is strictly by appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1LN**.

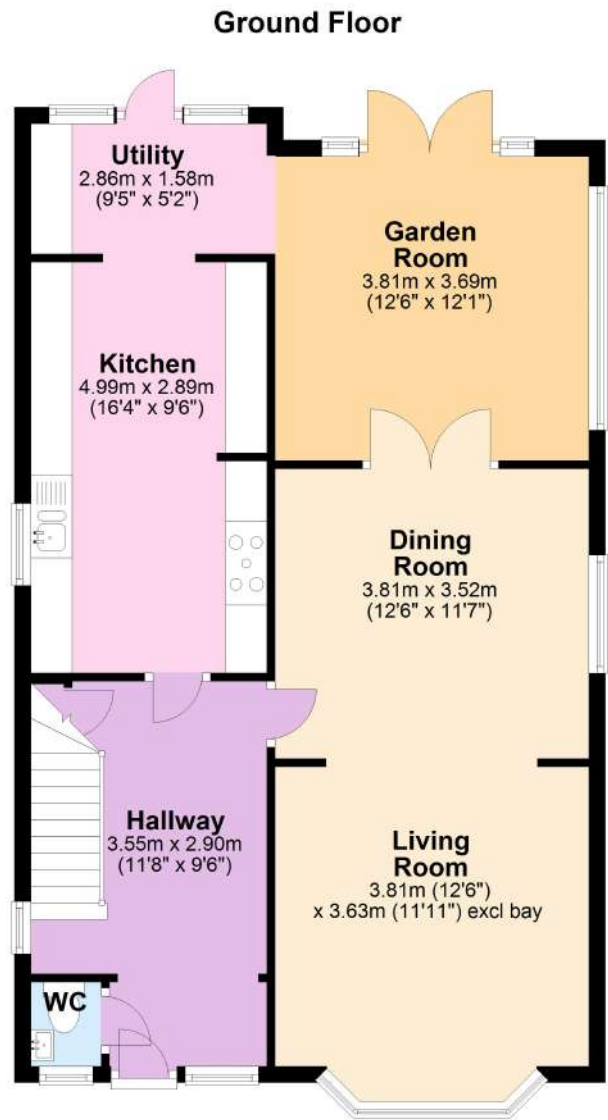


The spacious entrance hall welcomes you to this family home offering immaculately presented, stylish accommodation. Leading off, the through living room/dining room is dual aspect. The living area is at the front of the property and has a South facing bay window, the dining room has double doors opening to the garden room which in turn opens to the patio and garden harmoniously blending the indoor/outdoor space. The kitchen is fitted with an extensive range of light units and worktops with integrated appliances and plumbing for washing machine and tumble dryer. A throughway leads to the utility area with integrated refrigerator and freezer. The cloakroom completes the ground floor accommodation.

On the first floor there are four bedrooms; two spacious doubles and two good sized singles. The principal bedroom and bedroom three are at the rear overlooking the garden. Bedroom two is South facing with a large bay window and has the benefit of an en-suite shower room. Bedroom four is also South facing. There is also a family shower room on this level.

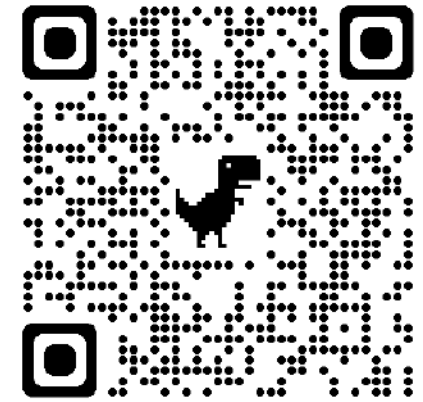
At the front of the property there is a paved driveway providing off-road parking for several vehicles, shingle bed with mature shrubs and outside store. Double gates lead to a further secure parking area, enclosing the rear garden which has been landscaped with a paved patio area, lawned section, mature shrub shrubs and covered seating/outside dining area.





Total Floor Area Approx. 127m<sup>2</sup> (1,367 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Scan to View Video Tour

Council Tax Band F  
Property Ref: ULW1996

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