



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A SPACIOUS 5 BEDROOM 'UPSIDE DOWN HOME' WITH A
LARGE TERRACE WITH SPECTULAR VIEWS OF
SWANAGE BAY OVER TO BALLARD CLIFF.
OFFERED WITH NO FORWARD CHAIN.**



Cluny Crescent, Swanage, Dorset BH19 2BP

PRICE £935,000



Location:

This modern home is set in this elevated position overlooking Swanage & is within a short walk of local shops & schooling. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Swanage has a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

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The Property:

This spacious well-proportioned home is accessed via upvc double glazed patio doors at the front into an entrance vestibule with a further opaque door with a matching window to the side into the main hall. The property has underfloor heating throughout with tiled flooring downstairs, a spacious under the stair's storage cupboard & access to the rear via an upvc double glazed door.

Being an upside down house the first floor benefits from the views with the downstairs hosting the principal bedrooms. The master has a range of fitted wardrobes & a upvc double glazed window to the front aspect & access to a modern en suite.

The en suite has a double shower cubicle with dual rainfall showers & hand held showers. The room is fully tiled with a wc & a wash hand basin with a vanity drawer below & cupboard to the side. There is also an extractor fan, fitted mirror, heated towel rail & an opaque window to the side aspect. Outside the room is a double door airing cupboard housing the hot water tank & storage space.

The second bedroom is a double sized room with a upvc double glazed window to the front aspect & fitted wardrobes.

The third bedroom is also a double sized room with a upvc double glazed window to the rear aspect & integral wardrobes.

The fourth bedroom is a single sized room enjoying a double aspect with upvc double glazed windows to side & rear.

Lastly downstairs is the modern bathroom which has a shower cubicle with a wall mounted shower, a bath with shower attachment, wc & a wash hand basin. The room is fully tiled & also having a heated towel rail, extractor fan, shaver point & an opaque upvc double glazed window to the side aspect.

Stairs lead up to the first floor accommodation where there is tiled flooring with underfloor heating.

The upstairs bedroom is a spacious room enjoying views towards Swanage Bay & Ballard Cliffs. The room could also be used as a home office or games room if desired.

The kitchen has a matching range of cupboards at base & eye level with soft closing drawers, pan drawers & integral wine racks. A four ring ceramic hob is set into the work surface with a chimney style extractor above & a fitted oven & grill. There is space for an upright fridge/freezer & a dishwasher. A one & a quarter bowl sink is set into the work surface with splash back tiling surrounding. The 'light & airy room has upvc double glazed windows to front & side aspects giving views of the garden. There is a useful & spacious larder cupboard with shelving.

Off the kitchen is the fully tiled utility room which has a cupboards with work surfaces over, a sink & space for under the counter appliances. A upvc double glazed window gives views towards Swanage Bay.

A decorative arch gives access to the dining room which has a upvc double window to the front aspect.



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The Property Continued:

The large lounge enjoys a triple aspect with upvc double glazed windows to front, back & side aspects. The room has a marble fire place with an inset gas fire. Steps lead up to the roof terrace.

The cloakroom has a wc & a floating wash hand basin with a vanity drawer below. The fully tiled room has an opaque upvc double glazed window, a fitted mirror with shelving above.

Garage & Parking:

The property has a double garage with an up & over door with power, light & a water tap. A upvc door gives access to the garden. In front of the garage is parking for a number of vehicles.

Roof Terrace:

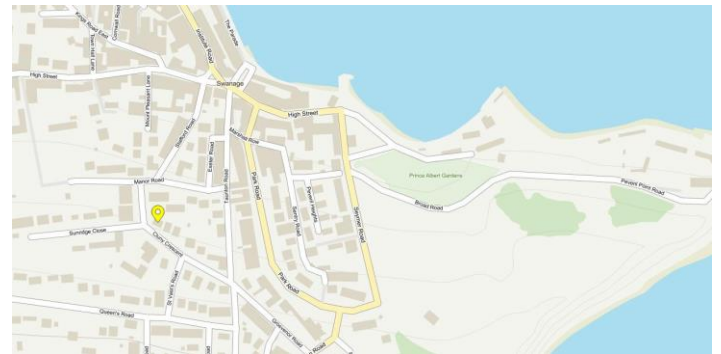
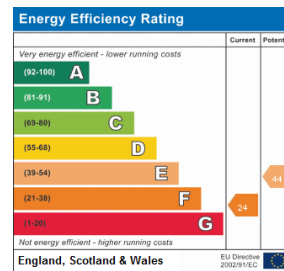
The property benefits from a spacious roof terrace ideal for entertaining & enjoying the spectacular views of Swanage Bay & over to Ballard Cliffs. The terrace is epoxy resin which is weather proof with glass balustrades.

Garden:

The property has a garden located to the side which is laid to lawn with mature shrubs surrounding. At the front are tiered borders with a path to the front door which sweeps round to the property to the rear.

Measurements:

Lounge	28'11" (8.81m) x 14' (4.27m)
Dining Room	15'1" (4.59m) x 8'1" (2.46m)
Kitchen	13'7" (4.15m) max x 11'9" (3.58m)
Utility Room	11'10" (3.61m) x 7'8" (2.35m) max
Cloakroom	6'5" *(1.95m) x 3'5" (1.06m)
Upstairs Bedroom	15'3" (4.65m) x 11'10" (3.61m)
Master Bedroom	14'9" (4.50m) x 11'10"
En Suite	8'3" (2.53m) x 6'9" (2.07m)
Bedroom 2	11'10" (3.62m) x 10'9" (3.27m)
Bedroom 3	10'9" (3.28m) x 10'8" (3.26m)
Bedroom 4	10'9" (3.28m) x 7' (2.15m)
Bathroom	10'7" (3.24m) x 5'4" (1.63m)
Double Garage	19'4" (5.91m) x 18'6" (5.64m)



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sales@purbeckproperty.co.uk

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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.