



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A WELL KEPT 3 BEDROOM BUNGALOW SET IN AN ELEVATED POSITION
AT THE END OF A CUL DE SAC PROVIDING SUPERB VIEWS
OF THE PURBECK HILLS.
NO FORWARD CHAIN**



Alderbury Close, Swanage, Dorset BH19 2SN

PRICE £425,000



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Plan produced using PlanUp.

Location:

This well care for bungalow is set in a cul de sac & 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 delightful bungalow is accessed via a upvc double glazed front door with matching window to the side leading through into entrance hallway where there is a radiator, access to the loft via a hatch and a double door airing cupboard with radiator and slatted shelving.

The spacious 'L' shaped living room enjoys a double aspect with upvc double glazed windows to the front and side. There is a wall mounted electric heater & a radiator with a feature of the room being a fireplace with an inset gas fire.

The kitchen has a matching range of cupboards at base and eye level with drawers. A sink with side drainer is set into work surface with splashback tiling surrounding. There is space for under the counter appliances including fridge, freezer, washing machine, dishwasher and cooker. A upvc double glazed window overlooks the rear aspect with superb views of the Purbeck Hills. To the side is a matching opaque upvc double glazed door and a spacious larder cupboard with shelving.

The master bedroom has a upvc double glazed window to the side aspect enjoying views of the Purbeck hills and a radiator.

The second bedroom has a upvc double glazed window to side aspect & a radiator. The room benefits from a range of fitted furniture and a door through into the conservatory.

The conservatory has dwarf stone Purbeck brick with upvc double glazed windows, a polycarbonate roof and doors out to the rear garden.

The third bedroom is a single room with a upvc double glazed window.

The bathroom comprises of a wash hand basin & a bath with a wall mounted shower & splashback tiling surrounding. There is also a radiator, corner mirror fronted cabinet & an opaque upvc double glazed window. The property benefits from a separate cloakroom which has a wc, splashback tiling & an opaque upvc double glazed window.

Garage & Parking:

The property has a brick paved driveway providing parking for a number of vehicles leading up to the garage which has an up and over door, it's double width with one side making an ideal workshop with a door giving access to the rear garden at the back, the garage has power and light.

Garden:

The rear garden has a raised patio area offering views of the Purbeck hills ideal for BBQs and entertaining. The remainder is laid to lawn and wraps around the property which is enclosed by fencing and has a number of shrubs and borders.

The front garden is laid to lawn with shrubs.

Measurements:

Lounge	19'8" (6m) x 14'3" (4.35m) max
Kitchen	9'11" (3.03m) x 8'7" (2.62m)
Conservatory	9'11" (3.02m) x 8' (2.45m)
Bedroom 1	11'2" (3.42m) x 8'10" (2.70m)
Bedroom 2	11'3" (3.43m) x 11'3" (3.43m)
Bedroom 3	10'6" (3.22m) x 7'3" (2.22m)
Bathroom	5'8" (1.73m) x 5'6" (1.69m)
WC	5'7" (1.70m) x 2'8" (0.81m)
Garage	16'4" (4.99m) x 14'4" (4.38m)

