



Bonfields Avenue
Swanage
BH19 1PL

NEWLY REFURBISHED & IMMACULATLY PRESENTED 3 DOUBLE
BEDROOM FAMILY HOME WITH OFF ROAD PARKING & SOUTH FACING,
LANDSCAPED, REAR GARDEN WITH LARGE GARDEN ROOM

Guide Price £775,000

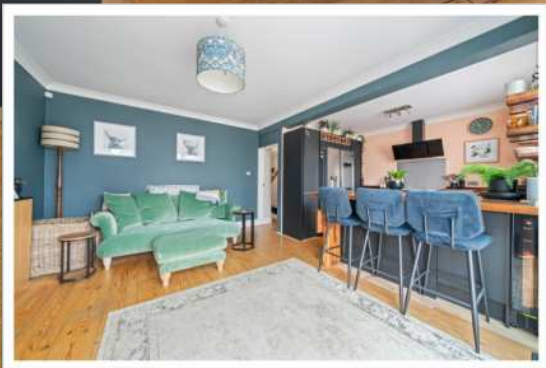
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29 Bonfields Avenue is an attractive detached house built of brick and rendered elevations under a clay tiled roof. A storm porch with a charming, brick detailed, circular aperture welcomes you to the front door which opens into the Entrance Hall. To the front of the house is the Sitting Room, a light room with large bay window overlooking the driveway and ample space for comfortable seating. The rear of the house is open plan Kitchen/Dining Room with Conservatory beyond, south facing this is a lovely bright and sociable space. The Kitchen is stylishly designed with a range of base storage units topped with wooden worktop providing plenty of workspace and the added bonus of a breakfast bar with extendable end. There is an inset sink with Quooker 5 in 1 tap, large range style cooker with extractor canopy over, integral

dishwasher, wine cooler and semi-enclosed American style fridge/freezer and floating shelves compliment the worktop whilst providing further storage. The Dining Side of the room lends itself beautifully to a cosy snug with wood burning stove and space for comfortable seating allowing the dining table and chairs to be set up in the conservatory accessed by patio doors, there is plenty of space for seating and storage too. Patio doors from the Conservatory open onto a raised deck providing an external area for alfresco dining or just to sit and relax in the sunshine, the owners have erected a covered gazebo with curtain sides to provide shelter and shade in all weathers, this is a great setting for entertaining. There is a ground floor Cloakroom accessible from the Entrance Hall.











First Floor – Stairs lead from the Entrance Hall up to the first-floor landing, 3 bedrooms and the bathroom. Bedroom 1, to the front of the house is a large double room with a bay window overlooking the front garden/drive and built in wardrobes providing good storage. Bedroom 2 is a double room to the rear of the house, south facing overlooking the rear garden with two sets of built in wardrobes. Bedroom 3, the last double room also to the rear of the house is dual aspect, east & south so a light and bright room throughout the day. The Family Bathroom is beautifully designed, has a modern roll top bath with free standing tap and handheld shower, walk in corner shower, wash basin, w.c. and heated towel rail.





Outside – The front garden/drive is enclosed with a combination of low wall and fencing with double gated driveway, there is ample parking and turning space for several cars. The rear garden is south facing and enclosed by fencing panels on all sides. A driveway runs along the side of the house, gated from the front, leading to the garage/storage building. This building has electricity and water supply. A raised deck (already mentioned) sits immediately to the rear of the house with a few steps leading down to a path and lawned areas.

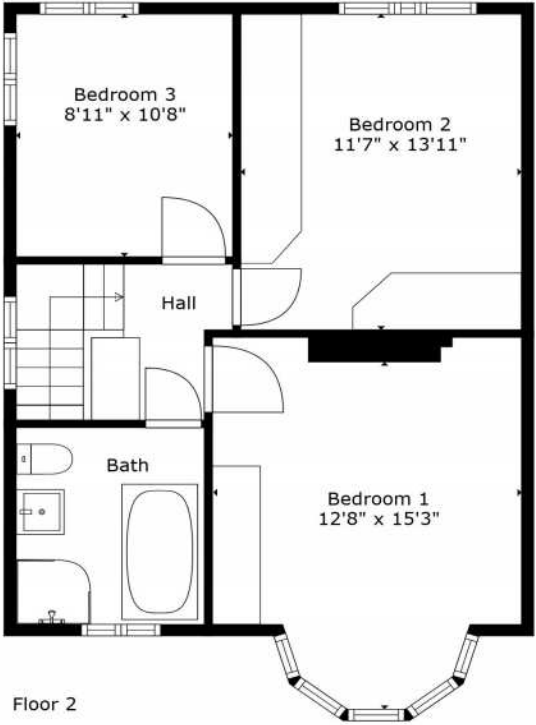
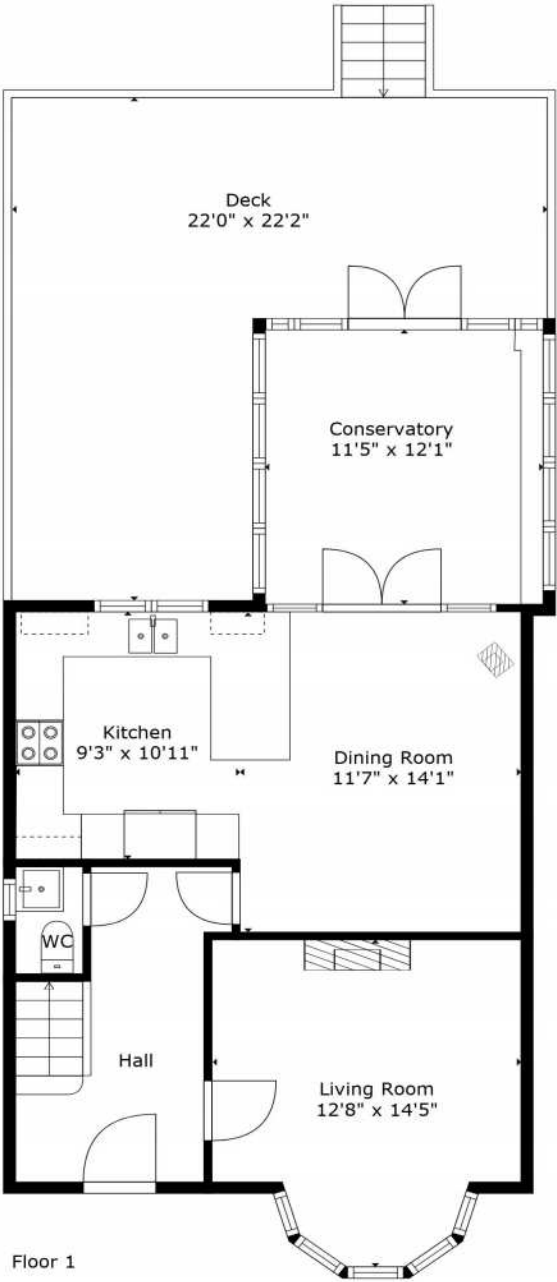
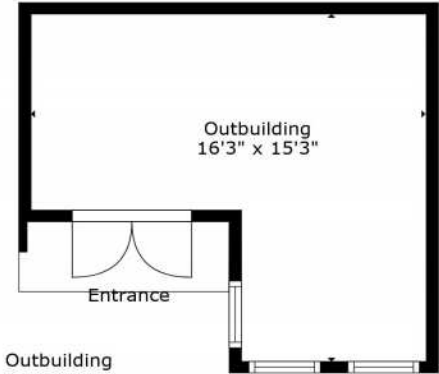
The path leads to the newly installed Garden Room/Home Office/Gym, a superb outside room with electric, fully insulated with air-con installed for heating/cooling and external hot tub.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL: 1458 sq. ft
 BELOW GROUND: 191 sq. ft, FLOOR 1: 686 sq. ft, FLOOR 2: 581 sq. ft
 EXCLUDED AREAS: ENTRANCE: 27 sq. ft, DECK: 338 sq. ft, WALLS: 145 sq. ft





Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

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