



Rabling Lane

Swanage

BH19 1EQ

**WELL-PRESENTED DETACHED BUNGALOW SET WITHIN A
QUIET LANE OFFERING ROOFTOP VIEWS OVER SWANAGE**

Guide Price £725,000

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Rabbling Lane is a quiet, private road, set off of Rabbling Road, with the property situated in an elevated position enjoying far reaching views across Swanage. A short walk will take you into the town or to the beach and all the amenities including the Swanage Steam Railway, bus terminal, restaurants, bars and shops.

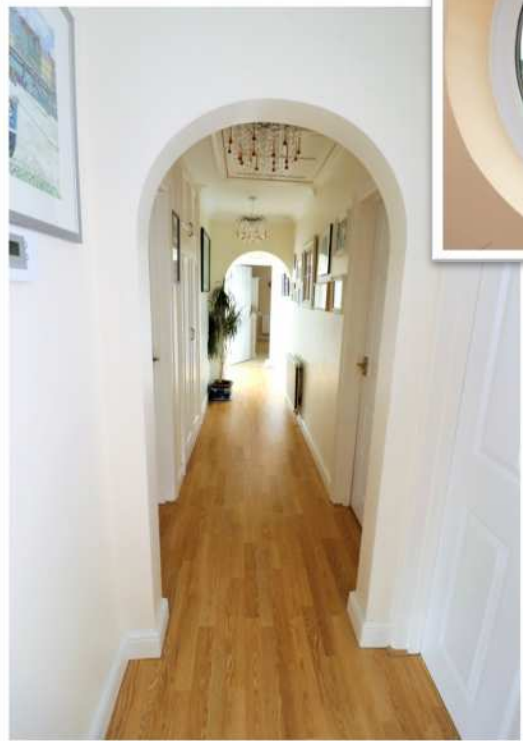
This beautiful home is entered from the front via a large porch with feature round window through into the generous living room via double doors. Two large windows give elevated views over Swanage town. The kitchen/breakfast room has a matching range of cupboards at base and eye level, plenty of work surface and inset sink. Fitted appliances include an eye level oven, induction hob with extractor above, upright fridge/freezer, dishwasher and washing machine. The room offers space for a small table and chairs with a door leading out to the rear of the property. A generous conservatory overlooks the rear garden with plenty of space for a large dining table and chairs along with comfy seating.



The master bedroom is a generous double with en-suite comprising shower cubicle, wash hand basin and wc. The other two bedrooms are both good size doubles with bedroom 2 benefiting a built in wardrobe. The family bathroom has a matching 3 piece suite comprising a bath with shower over, a wash hand basin with storage cupboards below and wc.

Outside, to the front, is a blocked paved driveway offering parking for up to 3 cars, a single detached garage with up and over door, decorative flower beds full of mature shrubs with a few steps leading to the front door. There is access both sides of the property leading to the rear garden with a paved patio, ideal for al-fresco dining, as well as a generous lawn area with mature shrubs. The end of the garden backs onto fields giving the garden a tranquil, rural feel.



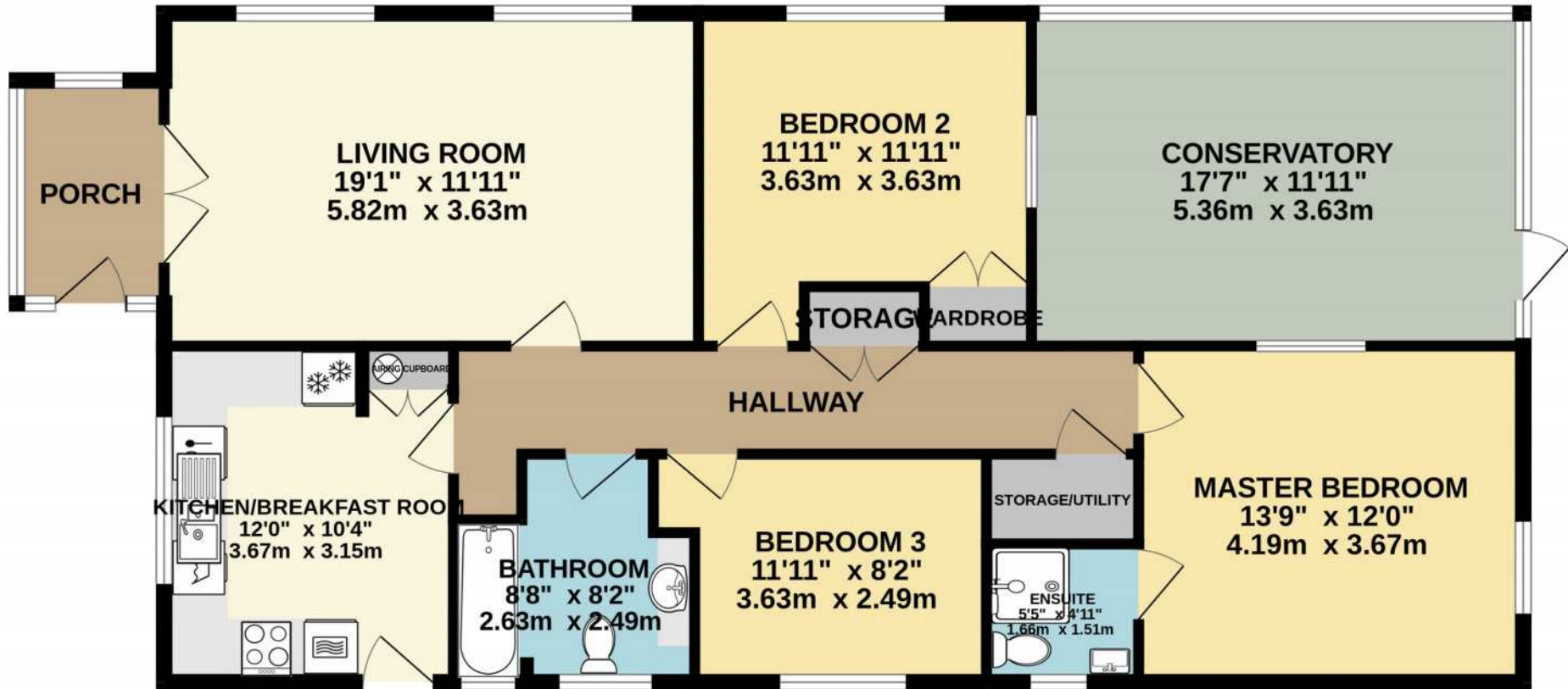






GROUND FLOOR

1204 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment through sole agents:

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