



**Ballard Estate
Swanage, BH19 1QZ**

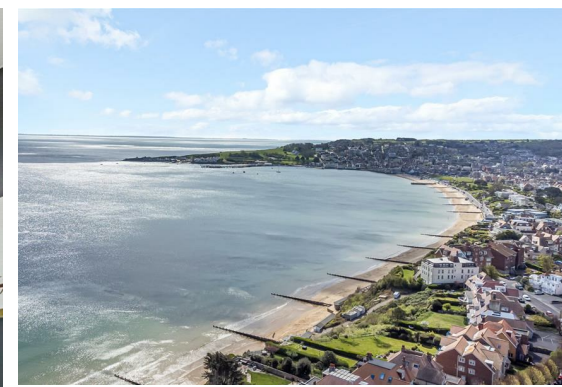
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Ballard Estate

Swanage, BH19 1QZ

- Desirable, Private Cul-De-Sac in North Swanage
- Detached Bungalow
- Stunning Open Plan Living Space
- Lounge/Dining Area with Kitchen and Sun Room
- 3 Double Bedrooms, One with Shower Room En Suite
- Utility Room, Bathroom and Separate WC
- Driveway with Parking
- Private Courtyard Gardens
- Lovely Coastal Walks Nearby
- No Forward Chain





**** PROPERTY AND DRONE VIDEOGRAPHY! ****

Beautifully Presented DETACHED BUNGALOW in SOUGHT AFTER LOCATION. THREE BEDROOMS, DRIVEWAY and OFF-ROAD PARKING SPACE.



This detached bungalow is situated within a prestigious private estate a short walking distance via Burlington Chine to the north beach with the coastal paths to Old Harry Rocks and Studland Bay in close proximity, and 1.5 miles south along the promenade to the town centre.



This stylish property, we believe to have been built in the late 1970s, has been given a contemporary makeover in recent years and features include a spacious, open plan living/dining area with large sun room off, modern kitchen and, outside, low maintenance gardens and two separate driveways.

Via the main door into the entrance hallway to find the convenient utility room which has worktop with inset sink, space for appliances, cupboards housing the hot water cylinder with immersion heater, and gas boiler which serves under floor heating.

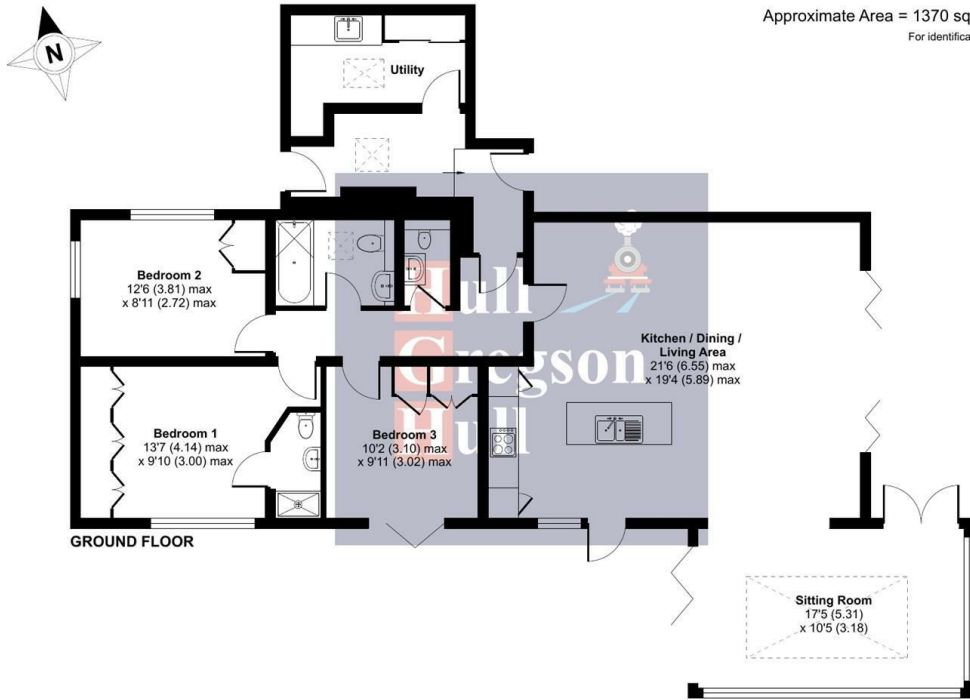
Into the inner hallway and a door opens into the stunningly presented, light and spacious open-plan living area. A feature fireplace with Purbeck stone surround houses the fitted wood burner and, ahead, glazed sliding doors welcome the morning sun. Off the dining area, a second reception space has glazed surround and feature atrium style skylights to allow maximum ingress to light, and patio doors lead to the south-facing garden. The low maintenance gardens with direct access from the living areas invite al fresco dining all year round. To the side, a sleek, modern kitchen has an island unit with inset sink, a 'Siemens' inset double and pan ovens, induction hob with filtration hood over and integral fridge/freezer.

The property in a very desirable location is available for sale with no onward chain and would make a fantastic main residence or holiday home.



Ballard Estate, Swanage, BH19

Approximate Area = 1370 sq ft / 127.2 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcbecon 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1109278

Open Plan Lounge/Kitchen/Diner

7.5m x 5.9m

Sun Lounge

17'4" x 10'5" (5.3 x 3.2)

Main Bedroom

13'5" x 10'9" including en suite (4.1 x 3.3 including en suite)

Bedroom 2

10'2" x 10'2" (3.1 x 3.1)

Bedroom 3

12'5" x 8'10" (3.8 x 2.7)

Bathroom

8'0" x 5'5" (2.45m x 1.67m)

Utility Room

11'5" x 6'2" plus recess (3.5m x 1.9m plus recess)

Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Hot Air Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 54 | 72 |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| | EU Directive 2002/91/EC | |