







Locarno Road
Swanage, BH19 1HY

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Offers Over
£730,000 Freehold

Hull
Gregson
Hull



Locarno Road

Swanage, BH19 1HY

- Five Double-Bedroom Residence
- Large, Detached Townhouse
- Spacious Lounge-Diner with Bay Window
- Fitted & Equipped Kitchen/Breakfast Room
- Quiet Cul-De-Sac Location
- Downstairs Utility Room & WC
- Gas Central Heating & UPVC Double Glazing
- Low-Maintenance Garden
- Short, Level Walk to Town Centre
- Views across Purbeck Hills





****VIDEO TOURS AVAILABLE****

'Hillview' - A SUBSTANTIAL DETACHED RESIDENCE, finished to a HIGH STANDARD and arranged over three floors, is located moments from SWANAGE BAY, BEACH & TOWN CENTRE,. It boasts FIVE DOUBLE BEDROOMS, a SPACIOUS LOUNGE/DINING ROOM with front-aspect bay window and a CONTEMPORARY KITCHEN/BREAKFAST ROOM. Outside, DRIVEWAY PARKING and easily maintained GARDEN and elevated DECKED TERRACE.



The class and elegance of this beautiful home is immediately apparent on entering through the main door. The entrance hallway provides access to the first floor and into the kitchen/breakfast room and lounge/diner.

The kitchen/breakfast room boasts grey modern units with sleek contrasting white worktops. The room also benefits from a large, front-aspect bay window spilling rays of sunshine into the room.



The kitchen also comprises an island and breakfast bar, as well as a built-in oven, fridge-freezer and washing machine. To the rear of the kitchen is access into the downstairs utility room, complete with storage space, a sink and space for an under-the-counter fridge. Beyond the utility is a downstairs cloakroom with low level WC, wash hand basin and heated towel rail.

The lounge/diner hosts a bay window, currently set up with window seat and dining arrangements, as well as a cosy feature fireplace. The room offers a pleasant outlook via the French doors onto the rear garden.

This property's low-maintenance garden offers a perfect entertaining space with patio and artificial lawn. The garden also benefits from a timber-framed bar, great for summer BBQ's. Steps ascend, to an elevated patio which offers a stunning countryside view towards Purbeck Hills.

The first-floor accommodation comprises three generously sized double bedrooms and a modern bathroom suite. Two of the bedrooms have front facing bay windows, and the third is currently utilised as a second reception area with access onto the elevated, external patio. Each room is immaculately presented and has ample space for furniture. The main bedroom also benefits from a well-proportioned walk-in-wardrobe, upstairs laundry room and ensuite modern shower room.

The main family bathroom comprises a panelled bath, low level WC, wash hand basin and heated towel rail, with wood effect flooring and modern grey tiles.

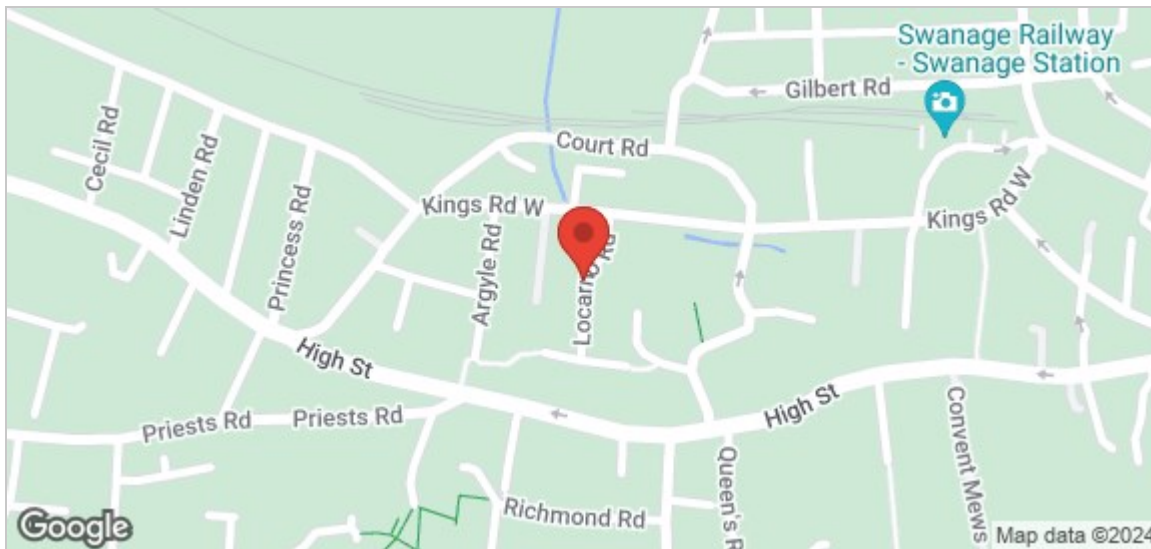
Ascending to the second floor, the hallway leads into two further spacious, double bedrooms. Each double bedroom benefits from skylight windows, built-in storage and modern ensuite shower rooms.

VIEWING IS HIGHLY RECOMMENDED to appreciate the SIZE, QUALITY and PRESENTATION of this LOVELY HOME.





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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KITCHEN/BREAKFAST ROOM (N & E) 15'5" into bay x 10'9" (4.7 into bay x 3.3)

UTILITY ROOM. 6'10" x 5'2" (2.1 x 1.6)

LOUNGE/DINER (N & W) 21'7" into bay x 11'1" (6.6 into bay x 3.4)

MASTER SUITE (N) 12'11" excluding bay x 11'5" (3.95 excluding bay x 3.5)

BEDROOM 2 (N) 11'9" excluding bay x 11'5" (3.6 excluding bay x 3.5)

SITTING ROOM/BEDROOM 5 (S & W) 13'9" x 10'2" (4.2 x 3.1)

BEDROOM 3 (S & N) 't' shaped 21'7" x 18'0" ('t' shaped 6.6 x 5.5)

BEDROOM 4 (S, N & W) 25'7" x 11'5" (7.8 x 3.5)

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: Detached House

Property construction: Standard Construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central 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		
EU Directive 2002/91/EC	86	92
England & Wales		

Environmental impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	85	91
England & Wales		