



**Hull  
Gregson  
Hull**

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hgh.co.uk

**FOR SALE**

Northbrook Road  
Swanage, BH19 1PP

 3  2  1  B

Offers Over  
£425,000 Freehold



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Gregson  
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# Northbrook Road

Swanage, BH19 1PP

- Detached House
- Three Bedrooms
- Large Enclosed Rear Garden
- Close to Local Primary School
- French Doors To Garden
- En suite To Main Bedroom
- Dual Aspect Living Room
- Open-plan Kitchen & Dining area
- Private Driveway & Garage
- 5 Years Remaining on NHBC Warranty





This sizeable, THREE BEDROOM DETACHED residence was built in 2019 and includes a size corner plot garden and GARAGE.

The ground floor accommodation comprises an initial entrance hallway with large cloak cupboard offering ample space for shoes and coats. The living room is well proportioned and offers dual aspect double glazed windows allowing for plenty you natural light. Also on the ground floor is a sizeable kitchen/diner. The kitchen offers a range of wall and base level units. Integrated appliances include a electric oven with four ring gas hob and extractor over, built in fridge/freezer and washing machine.



There is ample space for a 4-6 seater table and chairs. French doors provide access onto the rear garden.

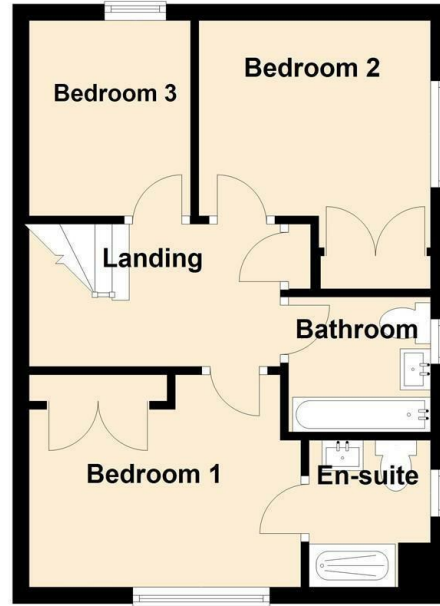
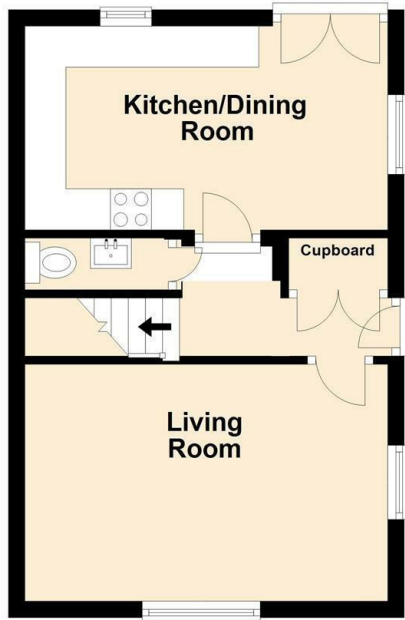
Completing the ground floor accommodation is a cloakroom comprising low-level W.C and wash hand basin. Stairs ascend from the hallway to the first floor.

The first floor accommodation comprises three bedrooms, with the main bedroom offering a built in wardrobe and a spacious ensuite shower room comprising a double-width shower cubicle, low-level W.C and wash hand basin. Bedroom Two is sizeable and includes a built in wardrobe. Bedroom Three, currently used as a study, is a reasonably sized single bedroom. There is a very pleasant countryside view towards the Purbeck Hills from this bedroom. Completing the first floor is a family sized bathroom comprising a panelled bath with shower attachments, low-level W.C and pedestal wash hand basin.



Externally, the property benefits from an initial patio area in the rear garden, a pleasant place to sit out and enjoy views towards the Purbeck Hills. The remainder of the garden is predominantly laid to lawn and is fully enclosed. A private garden gate provides access to the driveway. The driveway offers off-road parking for multiple vehicles. The garage has an 'up and over' garage door and includes both power and light.

The property still has approximately 5 years left to run on its NHBC warranty.



**Living Room**  
15'6" x 10'7" (4.72m x 3.23m)

**Kitchen / Diner**  
15'6" x 8'10" (4.72m x 2.69m)

**W.C**  
6'2" x 3'1" (1.88m x 0.94m)

**Bedroom One**  
10'7" x 10'10" (3.23m x 3.30m)

**Ensuite One**  
7'7" x 4'7" (2.31m x 1.40m)

**Bedroom Two**  
8'9" x 11'10" (2.67m x 3.61m)

**Bedroom Three**  
8'10" x 6'5" (2.69m x 1.96m)

**Bathroom**  
6'11" x 5'6" (2.11m x 1.68m)

**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.

The estate is managed by EMRC Limited and the approximate monthly charge for the upkeep of the estate is £13.43.

Property type: Detached House

Property construction: Standard

Mains Electricity

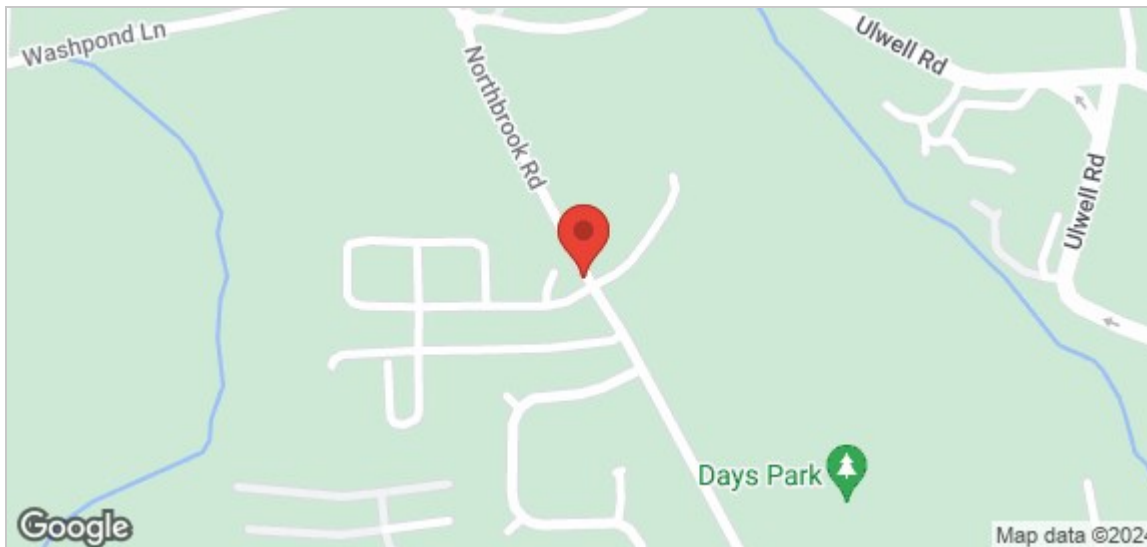
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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			
England & Wales			

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