



Durnford Drove

Langton Matravers Swanage, BH19 3HG

 3  1  1  E

**Offers In Excess Of
£525,000 Freehold**



Durnford Drove

Langton Matravers Swanage,
BH19 3HG

- 3 Bedrooms
- Close to Open Countryside
- Detached Bungalow
- Enclosed Rear Garden, Garage & Parking
- No Forward Chain
- Residential Cul-de-Sac





**** INTERACTIVE VIRTUAL TOUR AVAILABLE! ****

LANGTON MATRAVERS - a THREE BEDROOM BUNGALOW on a good sized plot offers **SPACIOUS ACCOMMODATION** with **LARGE GARDENS, DRIVEWAY** and **GARAGE**.

'Gara' is located on the southwestern outskirts of the village with countryside and coastal walks towards the Jurassic Coast are within close proximity. The bungalow does require some updating but offers the opportunity to extend whilst retaining good outside space.

A glazed porch enters into a spacious hallway with access to all rooms. A retractable ladder rises to the boarded loft space with dormer window and this space could be used as a workspace or office area. The westerly facing lounge has a feature



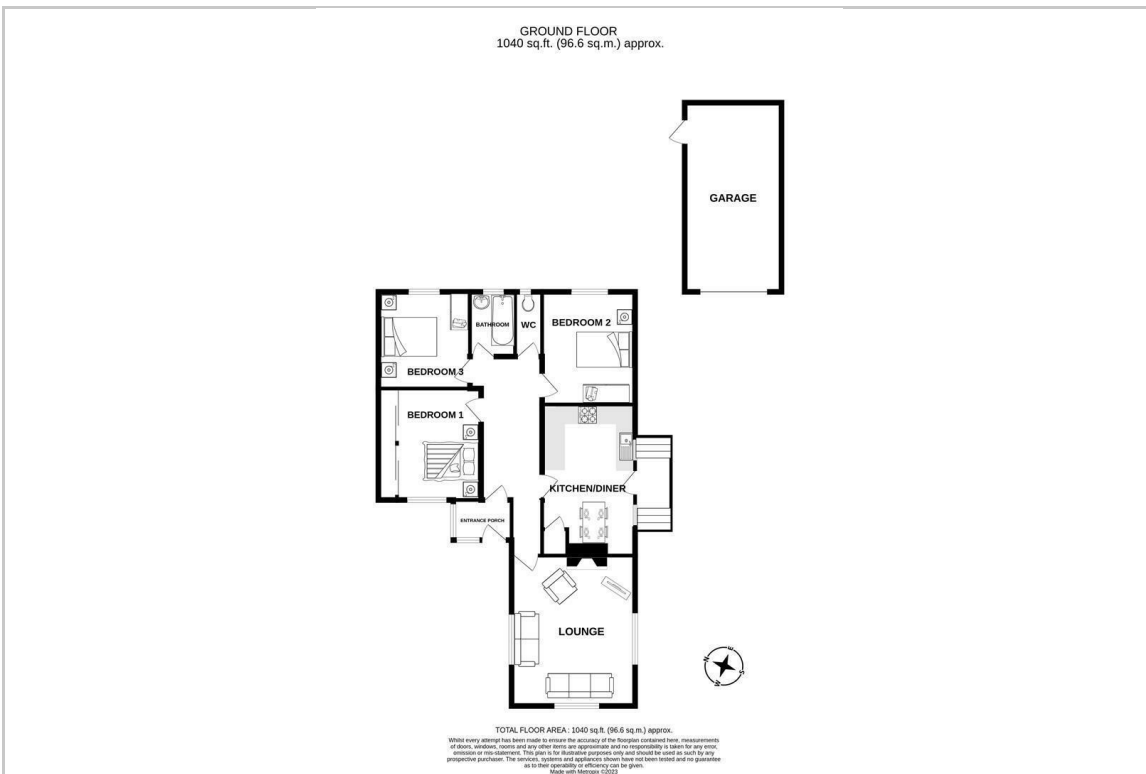
Purbeck stone fireplace, built-in cupboard and triple aspect windows and adjacent a kitchen/diner with side entrance door with car port over and steps to the driveway at the side of the property. The kitchen/diner comprises a good range of fitted worktops, cupboards and drawers and has a built-in airing cupboard housing the hot water cylinder.

From the hallway, three good sized bedrooms, the master with built in mirrored wardrobes is front facing, and bedrooms two and three have an outlook over the rear garden. The bathroom comprises bath with independent electric shower over and pedestal washbasin and alongside a separate WC.

Outside the pretty westerly and easterly gardens, with culvert running alongside are laid mostly to lawn with ornamental trees and shrub borders. The gated and brick paved driveway alongside the bungalow offers parking for several vehicles and leads to a single garage or workshop which has light and power and a personal door to the rear garden and summerhouse.



The property is in a very attractive and peaceful residential location and would suit a buyer with a with a desire to update and transform this '60's bungalow into their countryside home.



ENTRANCE PORCH

LOUNGE

16'0" x 12'9" (4.9m x 3.9m)

KITCHEN/DINER

16' max x 9'6" (4.88m max x 2.90m)

BEDROOM 1

11'9" x 9'6" excluding wardrobes (3.6m x 2.9m excluding wardrobes)

BEDROOM 2

BEDROOM 3

10'2" x 9'10" (3.1 x 3m)

BATHROOM

SEPARATE WC

SERVICES

All main services connected

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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 Bungalow

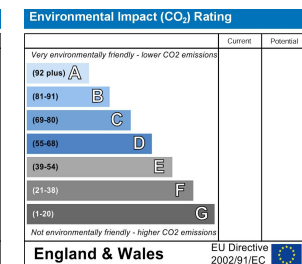
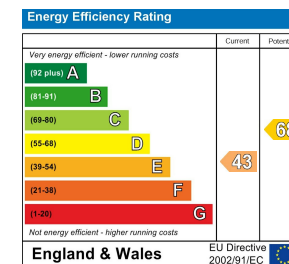
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas fired central heating.

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



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.