





Ulwell Road

Swanage, BH19 1LN

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Guide Price
£695,000

Hull
Gregson
Hull



Ulwell Road

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- Detached House With Potential
- Convenient Location Close to Local Schools and Countryside
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Loft Space: Split in Two
- Garage
- Driveway Parking for Several Vehicles
- Garden to the Front and Large Garden to the Rear
- No Forward Chain





**** 3D WALKTHROUGH TOUR****

A DETACHED FAMILY RESIDENCE set on a LARGE PLOT on the OUTSKIRTS OF SWANAGE, approximately 800m. (10 MINUTES' WALK) to the sandy beach, boasting EXCELLENT and FLEXIBLE ACCOMMODATION comprising THREE GOOD-SIZED BEDROOMS, TWO RECEPTION ROOMS plus KITCHEN/BREAKFAST ROOM and GROUND FLOOR SHOWER ROOM. In addition DRIVEWAY PARKING for SEVERAL VEHICLES and DETACHED GARAGE, this property offers an EXCELLENT OPPORTUNITY to UPGRADE or EXTEND STPP and is offered for sale with NO FORWARD CHAIN.

A door to the side of the house opens into a large hallway with stairs rising and turning to the first floor with an under stairs broom cupboard. A shower room with tiled walk-in shower cubicle, washbasin and WC sits to one side and the hallway leads through to the kitchen, latterly extended to provide a breakfast room.



The kitchen has a range of worktops, cupboards and drawers with wood laminate flooring extending through to the carpeted dining area and has space for a freestanding electric cooker, washing machine, dishwasher and large fridge/freezer. There are doors to further storage in the kitchen and from the dual aspect breakfast room to the rear garden.

Returning to the hallway and into the spacious Lounge which has high ceilings, an ornate feature fireplace and a bay window with leaded glass windows and a southwesterly aspect overlooking the pleasant front garden. Adjacent, a second large reception or living room with similar style windows and double doors opening onto a small paved patio at the front of the property.

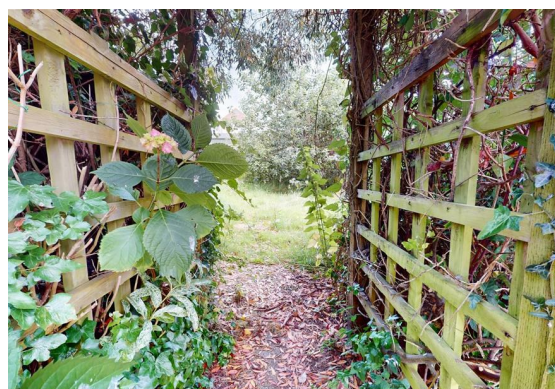
Branching from the large landing, three double bedrooms each with ample room for freestanding furniture. Bedrooms one and two have an outlook over the front garden.

On the first floor, the family bathroom comprises large corner bath with mains operated shower over and glazed screen, wash basin and W.C.. From the landing a door opens to a small hallway with a staircase leading to the loft space split into two areas, useful for storage or alternative use. Subject to planning permission, this space could be utilised as an additional bedroom, an office or even a playroom.

The property is approached over a gently sloping driveway with space for multiple vehicles, giving access to a detached garage.

The front garden is laid to lawn with mature shrubs whilst the extensive and private rear garden is laid to lawn with shrub and hedge surrounds and includes a large shed. Through a pergola there is further natural space with several fruit trees and scope for a extensive sun lounge or office/gym.

In a location close to countryside, pathways to Ballard Down and within proximity of the North Beach, the property is also close to local primary and pre-primary schools, one mile from Swanage Town Centre and on the main route to Studland and the Sandbanks Ferry. This property, with SCOPE TO IMPROVE or RE-MODEL is set back from the road and sits on a plot of approximately 0.15 acres. It would make an ideal FAMILY or WORK-FROM HOME OPPORTUNITY.





Kitchen/Breakfast Room 28' x 11' max, 9'6" min (8.53m x 3.35m max, 2.90m min)

Lounge 13'10" max into bay x 12'0" (4.22m max into bay x 3.66m)

Sitting/Dining 16'2" into bay x 10'10" (4.94m into bay x 3.32m)

Shower Room 7'6" x 4' (2.29m x 1.22m)

Bedroom One 11'8" x 12'4" (3.58m x 3.76m)

Bedroom Two 11'8" x 11' (3.56m x 3.35m)

Bedroom Three 9'6" x 9'4" (2.90m x 2.84m)

Bathroom 7'8" x 5'6" (2.34m x 1.68m)

Loft Space One 6'6" x 11'9" (2m x 3.6)

Loft Space Two 6'6" x 11'9" (2m x 3.6m)

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

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	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
101-120	A			101-105	A		
81-100	B			106-110	B		
61-80	C			111-115	C		
41-60	D			116-120	D		
21-40	E			121-130	E		
1-20	F			131-135	F		
1-10	G			136-140	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	