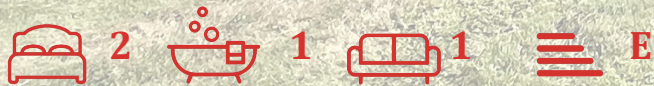




## Durberville Drive

Swanage, BH19 1QW



**£595,000**  
**Freehold**



## Durberville Drive

Swanage, BH19 1QW

- Two Bedroom Bungalow
- Quiet and Sought After Residential Location
- Bright and Spacious Accommodation
- Garage and Driveway Parking for Several Vehicles
- Open and Westerly Facing Front Garden
- Secluded Rear Garden
- Close to Parks and Open Countryside
- Short Distance to Beach, 0.75 miles to Swanage Town Centre
- Opportunity to Improve
- No Forward Chain



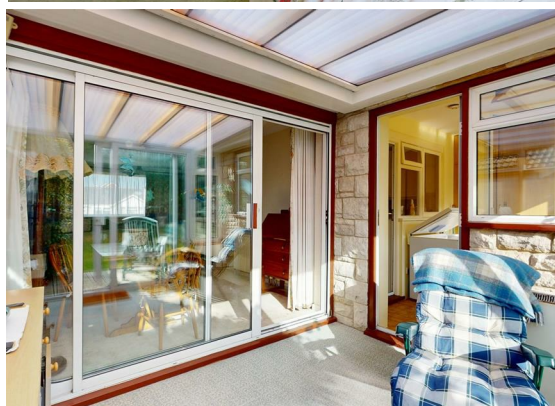


**\*\* 3D WALKTHROUGH AVAILABLE\*\***

**EXCELLENT OPPORTUNITY TO ACQUIRE A TWO BEDROOM BUNGALOW** situated in the SOUGHT AFTER and SEDATE residential area of D'URBERVILLE DRIVE about 0.75 mile from Swanage Town Centre, 0.5 mile from the seaside and close to parks and open countryside. Swanage Beach is approximately 0.5 mile distant and Beach Gardens with tennis courts, green bowls and putting green is within a short, almost level walking distance.

The accommodation is well arranged and has the benefit of a spacious lounge/dining room, two good sized bedrooms, shower room and additional separate WC.

Beyond the kitchen to the rear, an extension provides space for a utility room with adjacent conservatory/sun room and a separate garage sits to one side of the bungalow, approached

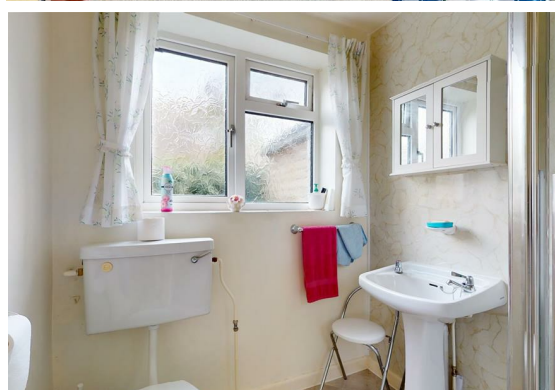


over a driveway offering parking for several vehicles. An open-plan garden with a westerly aspect lies to the front of the property and the hedge bordered garden at the rear offers privacy.

Accessed over a paved pathway and steps, a glazed porch affords plenty of hanging or storage space and leads through the main front door into a hall with rooms leading off. To the right, the spacious and bright lounge/dining room has a feature Purbeck stone fireplace. This room spans the length of the bungalow and has a dual aspect - large windows to the front and through glazed sliding doors into a conservatory/sun room or office space. Through the conservatory a second set of glazed sliding doors lead to the back garden and to the garage which has an up-and-over door.

Returning to the hall, a door to the kitchen reveals built-in storage with space for a 5' fridge, and further, an attractive range of worktops, drawers with under counter and wall-mounted cupboards housing a double electric, eye-level oven; an electric induction hob is set into the counter top and space beneath provides space for a dishwasher.

Through the kitchen, step into the utility room which offers extra storage cupboards and worktop with inset stainless steel sink and space beneath for washing machine and tumble dryer. A door opens into the conservatory and garden beyond.



From the hallway, Bedroom One has an aspect to the rear of the property over a paved and sheltered patio to the garden beyond. Bedroom Two has a pleasant and open, westerly outlook over the lawned and gently sloping front garden to D'urberville Drive. Both rooms have ample built-in storage with overhead cupboards.

Between the bedrooms sits the Shower Room which comprises a glazed shower cubicle with mains operated shower and water resistant wall panel, wash basin and WC and adjacent, a Separate W.C.

The property has been **WELL MAINTAINED** but may require some **UPDATING TO TASTE**. It is offered for sale with **NO FORWARD CHAIN**.



**Porch 9'0" x 7'0" (2.76m x 2.15m)**

**Lounge/Dining Room 22'0" x 14'9" max, 10'5" min (6.71m x 4.50m max, 3.18m min)**

**Kitchen 15'3" max, 10'6" min x 8'10" (4.67m max, 3.22m min x 2.70m)**

**Bedroom One 12'10" max, 10'3" min x 11'0" (3.93m max, 3.14m min x 3.36m)**

**Bedroom Two 10'9" x 9'3" (3.29m x 2.83m)**

**Shower Room 7'7" x 5'6" (2.33m x 1.70m)**

**Separate WC 8'0" x 3'4" (2.44m x 1.03m)**

**Conservatory 9'6" x 7'8" (2.9m x 2.35m)**

**Utility Room 8'10" x 7'8" (2.70 x 2.35)**

**Garage**

**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

Tenure: Freehold

Mains Electricity

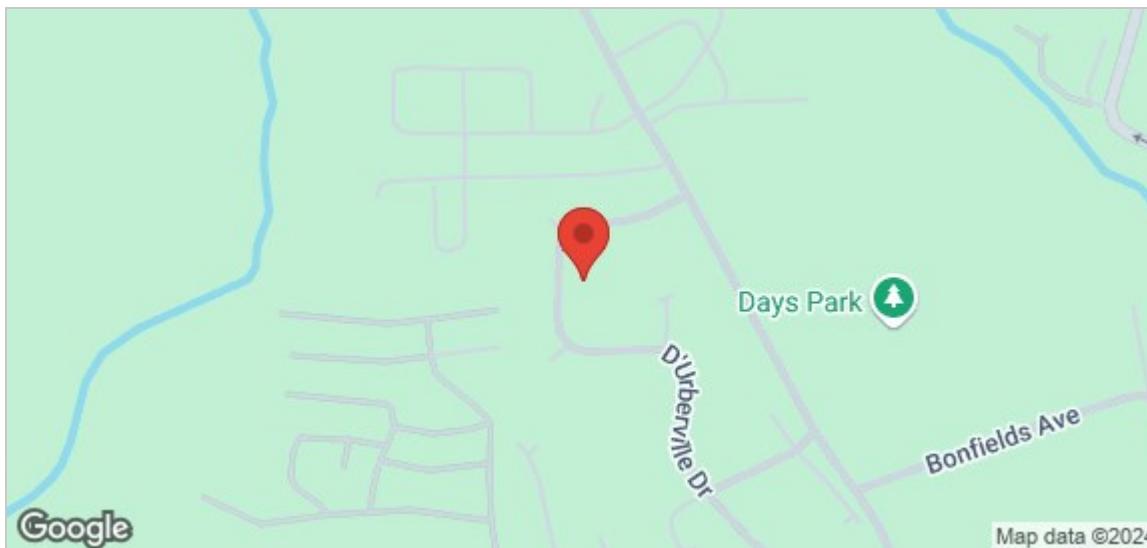
Mains Water & Sewage: Supplied by Wessex Water

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 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	76
England & Wales		EU Directive 2002/91/EC	

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