



**Greensands Way**

Swanage, BH19 1FD



**Asking Price**  
**£379,950 Freehold**



# Greensands Way

Swanage, BH19 1FD

- Delightful Semi-Detached House
- Two Bedrooms
- Well Presented
- Generously Sized Garden
- Driveway
- Downstairs W.C
- Ensuite
- Modern Fitted Kitchen / Bathroom
- Schools Nearby
- Beach and Town Within Close Proximity





Introducing this stunning semi-detached house, located in the desirable Compass Point Development on the scenic northern edge of Swanage, Dorset. Boasting immaculate presentation and high energy efficiency, this property is perfect for families and couples alike.

Built in 2021 by Barratt Homes, this two-bedroom home offers a light and spacious atmosphere, with a well-planned layout that includes a generously sized open plan living/dining room with French doors leading out onto the rear garden. The modern kitchen offers a range of wall and base level units and integrated appliances to include an electric over

with four ring gas hob and dishwasher. There is also a fridge/freezer.

Upstairs, you'll find two bedrooms, both complete with fitted wardrobes. The main bedroom features an en-suite shower room, while the second bedroom has a Southerly facing aspect, allowing for plenty of natural light. A family bathroom is accessible from the first floor landing, providing convenience for all residents.

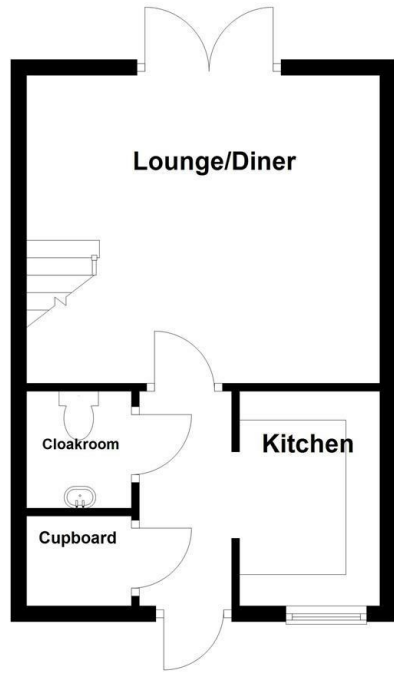
Situated in the charming town of Swanage, you'll be just a stone's throw away from St Marys Primary School, Days Park, and a host of open country walks. The town itself offers a fine sandy beach, old stone cottages, and modern properties that blend perfectly into the peaceful surroundings. Nearby Durlston Country Park serves as the gateway to the Jurassic Coast and World Heritage Coastline, offering endless opportunities for exploration and outdoor activities.

Outside, the property offers a large driveway for two vehicles, as well as a private side gate leading to the rear garden. The rear garden has an initial patio area with the remainder predominantly laid to lawn. There are views towards the Purbeck hills from the patio.

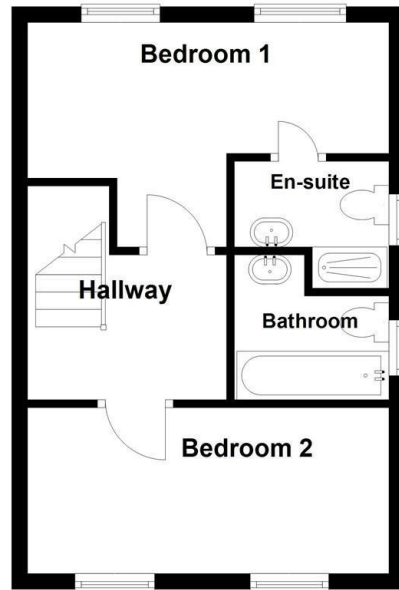
Don't miss the chance to make this well-presented property your new family home. Contact us today to arrange a viewing and experience the charm and convenience of Swanage living at its finest.



**Ground Floor**



**First Floor**



**Kitchen**

10'4" x 6'5" (3.15m x 1.98m)

**Lounge / Diner**

12'11" x 18'6" max (3.95m x 5.64m max)

**Cloakroom (W.C)**

5'4" x 3'1" (1.63m x 0.95m)

**Bedroom One**

13'5" x 8'10" min (4.11m x 2.70m min)

**Ensuite**

4'3" x 6'7" (1.30m x 2.02m)

**Bedroom Two**

8'3" x 12'11" (2.52m x 3.95m)

**Bathroom**

6'9" x 6'9" (2.06m x 2.08m)

**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: Two Bedroom Semi-Detached House

Property construction: Standard

Mains Electricity

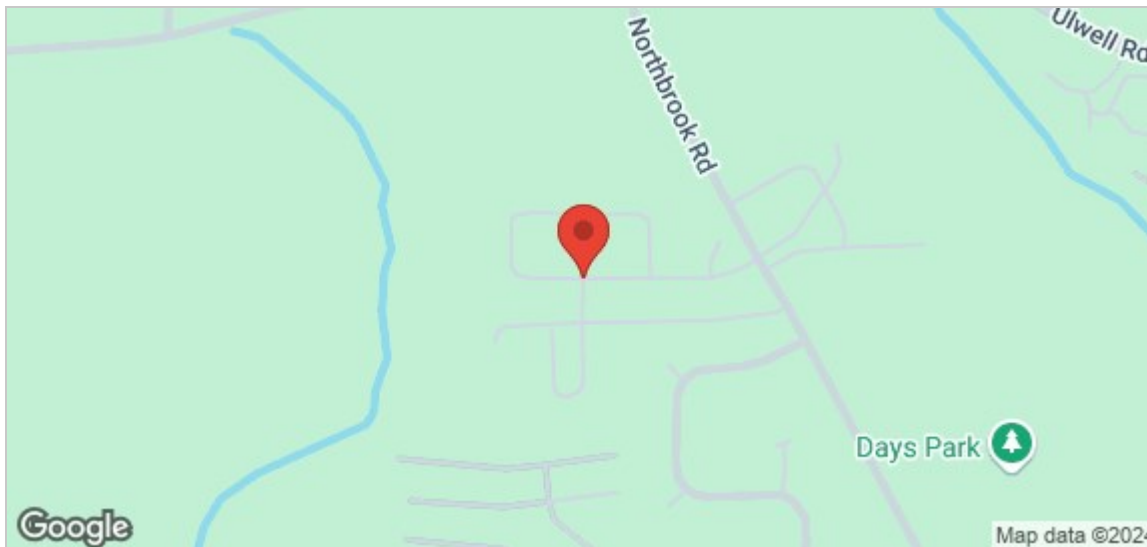
Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

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	
	Potential
Very energy efficient - lower running costs	97
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>83</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>97</b>	
EU Directive 2002/91/EC	