



Higher Days Road

Swanage, BH19 2LB



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- Beautifully Presented Three Bedroom Semi Detached Home
- Driveway with Parking and Garage
- Solar Panels with Income
- Garden Room with Jaccuuzi
- Located Close to Local School and Amenities
- Uninterrupted Hilly Views
- Ideal Family Home
- Family Bathroom and Separate Downstairs W.C
- Beach and Town Centre Nearby
- Easy to Maintain Decked Garden





Welcome to Higher Days Road, a neighbourhood of properties built in the 1980s, with a glorious backdrop of the Purbeck countryside. This beautifully presented three bedroom home is semi detached, with private driveway, ample parking and single garage.

Step through the front door into the inviting entrance hall, with handy storage cupboard and convenient W.C. and hand basin. Stairs rise to the first floor accommodation. We are drawn firstly into the kitchen, a stylishly designed, practical space fitted with both base and eye-level storage cupboards, space for a range cooker, plumbing for a washing machine and drier, inset sink with a lovely view towards the Southerly-facing garden. The serving hatch provides a sense of spaciousness and modernity, opening into the dining area.

Next door to the kitchen is the living room, an open-plan space with modern grey tile flooring,



accented with a traditional red brick fireplace, currently housing a sleek electric fire. Here there is room for comfy sofas, coffee table and TV with console, a great spot for cosying up with loved ones after a long day. The living room flows effortlessly into the dining area, another beautifully designed space, with room for a dining table and chairs by the serving hatch, a great place for enjoying a meal together before spilling into the conservatory and garden. There is also plenty of space for storage units.

The conservatory is a wonderful sun room, perfect for enjoying drinks with friends or a coffee in the morning. There is plenty of space for arm chairs and another dining table for two, there is also side access into the property and doors open out onto the decked garden.

The garden is easy to maintain with decking and bordered with mature trees and shrubs, with plenty of space for alfresco dining furniture. There are two electric sun blinds for much needed shade on hot days, Nestled at the end of the garden is a garden room, with luxurious MasterSpa, a perfect way to end to a Summer's day.



Upstairs, the landing has a convenient storage cupboard and there are three bedrooms with a family bathroom. Bedroom three is situated at the top of the stairs, and is a good-sized single room with space for storage and lovely countryside views. This is ideal for a guest room or a home office. Bedroom two is a comfortable double room with space for storage and hilly views. The principal bedroom is a large double room with plenty of storage space and stunning views over the rolling hills. Finally, the family bathroom comprises a large corner shower, W.C., and wash basin.

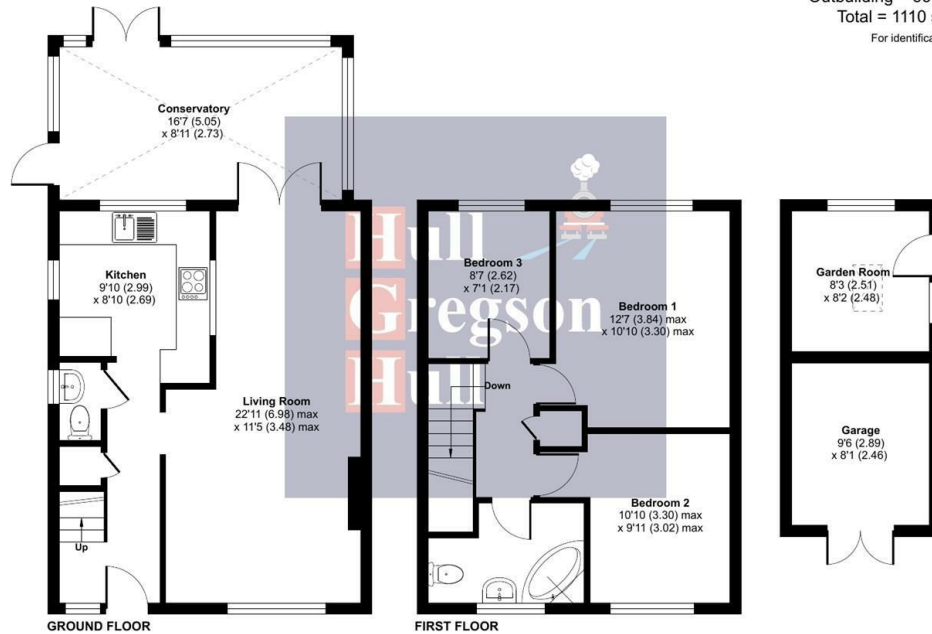
Swanage is a traditional seaside town with award-winning sandy beaches, classic cinema and theatre, independent pubs, boutique shops, churches and schools.

This property also benefits from solar panelling, which will generate a guaranteed income for the next 11 years, in 2024-25 this was £2700. The property has been beautifully renovated throughout, viewing is highly recommended.



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Approximate Area = 967 sq ft / 89.8 sq m
Garage = 77 sq ft / 7.1 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1110 sq ft / 103 sq m
For identification only - Not to scale



Living Room 22'10" max x 11'5" max (6.98 max x 3.48 max)

Kitchen 9'9" x 8'9" (2.99 x 2.69)

Conservatory 16'6" x 8'11" (5.05 x 2.73)

Bedroom One 12'7" max x 10'9" max (3.84 max x 3.30 max)

Bedroom Two 10'9" max x 9'10" max (3.30 max x 3.02 max)

Bedroom Three 8'7" x 7'1" (2.62 x 2.17)

Garage 9'5" x 8'0" (2.89 x 2.46)

Garden Room 8'2" x 8'1" (2.51 x 2.48)

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. We are advised that the solar panels are registered as part of the government feed in tariff scheme as it was in 2011 which means that they will generate a guaranteed income for the next 11 years, in 2024-25 this was £2700. The total tax free amount generated is £31,500.

Property type: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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.

