





Princess Road
Swanage, BH19 1JG

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Freehold

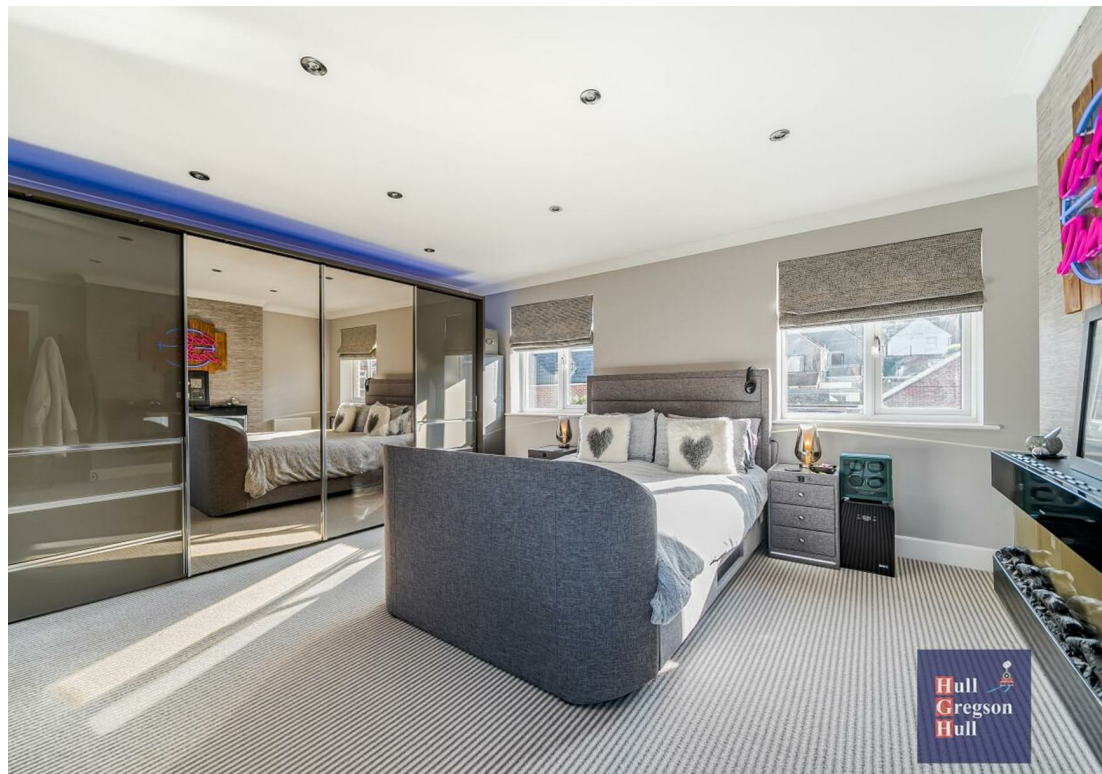


Princess Road

Swanage, BH19 1JG

- Substantial Detached Family Home
- Five Double Bedrooms
- Ensuite to the Principal Bedroom
- Extensive Garaging x2 & Ample Parking
- Modernised Throughout
- Separate Utility Room and W.C
- Conservatory Opening onto Decked Garden
- Summer House
- Close to Local Amenities
- Bright and Open Living Space





****A DECEPTIVELY SPACIOUS DETACHED FIVE BEDROOM RESIDENCE WITH MANY CONTEMPORARY FEATURES. IN ADDITION, TWO LARGE GARAGES WITH PARKING AREA****

This beautifully presented five bedroom detached house is hidden away on Princess Road at the end of a cul-de-sac. The front of the property is South facing, filling the accommodation with natural light. Step through the front door and into the bright and inviting entrance hall. This is a grand and welcoming space with convenient storage space for shoes and coats, doors leading to the living space and stairs leading to the first floor accommodation.

On the ground floor, you are drawn firstly to the kitchen. This space has been thoughtfully designed with modern base and eye - level cupboards, integral appliances including a dishwasher, fridge/freezer, eye

level dual oven, microwave, additional oven and inset sink. The kitchen island provides a perfect breakfast bar or entertainment space whilst preparing meals together. Just around the corner from the kitchen is a handy utility space, with ample storage, space and plumbing for a washing machine, there is also a separate W.C, and wash basin.

Situated close to the kitchen is the dining room, an ideal space for more formal dining and entertaining with family and friends, before spilling out into the garden to enjoy the last of the evening sunshine. The sitting room is a bright and open living space with a stunning electric fireplace as the heart of the room. The room is immaculately presented with thoughtfully designed storage options, an inset TV mount and console, and space for a large comfy sofa and coffee table. There is also a superb bay window, allowing plenty of sunshine in.

Flowing effortlessly from the sitting room is the conservatory, currently used as a family games room and a home bar, is a continuation of the beautifully designed home and a vessel of sunlight, opening into the decked garden.

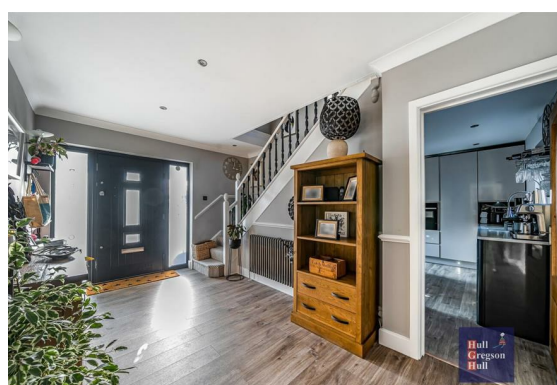
On the first floor, the landing leads to each of the five bedrooms. Bedroom Five is a cosy and relaxing space with storage, immaculately presented in keeping with the rest of the house and is conveniently situated near the family shower room, making it an ideal guest room. The shower room comprises a large shower cubicle with W.C, and wash basin.

Bedroom Four is a good sized, double with storage space. Bedroom Three is a larger double room and has a unique porthole window to add a touch of modern style to the room. Bedroom Two is a another good-sized double, with a lovely bay window and plenty of built-in storage. Finally, the Principal Bedroom sits at the end of the landing. It allows space for a super king sized bed and features a contemporary, log effect fire. This room is served by a luxurious ensuite bathroom, equipped with bathtub and separate shower cubicle, W.C, and wash basin.

On the landing there is also a ladder and hatch to a larger than usual loft space.

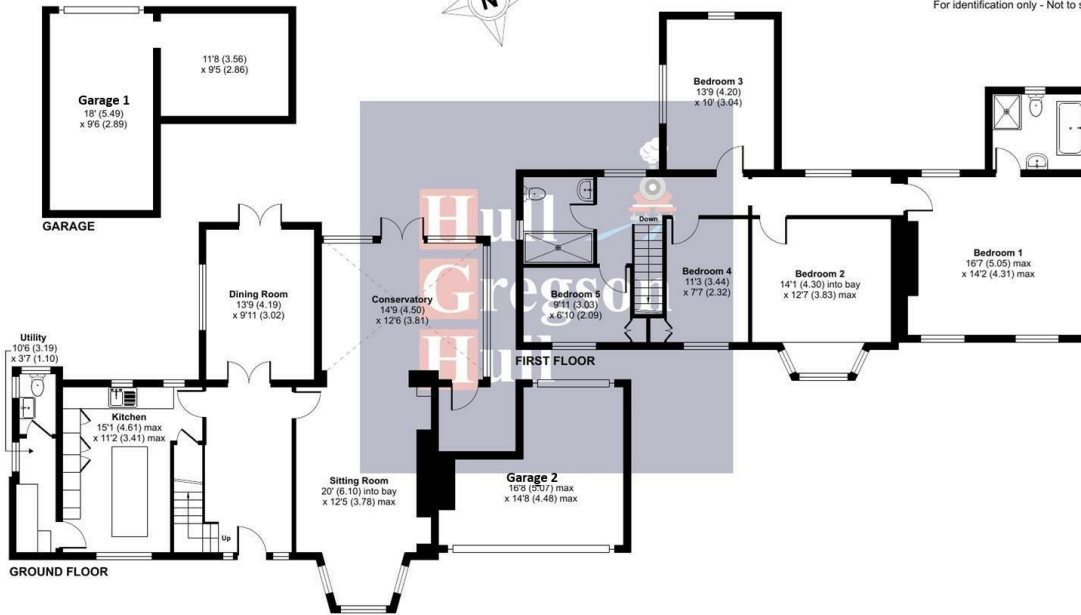
Outside, there is ample parking and two large garages, with one being a double and the other larger than normal. The decked garden makes for an ideal space to hold family BBQs in the summer and leads to an Astro turf lawn, drying area and summer house, currently used as a home gym.

This property is full of the essentials required for a busy family and is ideally located within walking distance of the town an local schools.



Princess Road, Swanage, BH19

Approximate Area = 1938 sq ft / 180 sq m
 Garage = 481 sq ft / 44.6 sq m
 Total = 2419 sq ft / 224.6 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1256446



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(10-41) A			(10-41) A		
(41-45) B			(41-45) B		
(45-49) C			(45-49) C		
(49-54) D			(49-54) D		
(54-58) E			(54-58) E		
(58-62) F			(58-62) F		
(62-68) G			(62-68) G		
Min energy efficient - higher running costs			Min environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Sitting Room
 20'0" into bay x 12'4" max (6.10 into bay x 3.78 max)

Kitchen
 15'1" max x 11'2" max (4.61 max x 3.41 max)

Dining Room
 13'8" x 9'10" (4.19 x 3.02)

Conservatory
 14'9" x 12'5" (4.50 x 3.81)

Bedroom One
 16'6" max x 14'1" max (5.05 max x 4.31 max)

Bedroom Two
 14'1" into bay x 12'6" max (4.30 into bay x 3.83 max)

Bedroom Three
 13'9" x 9'11" (4.20 x 3.04)

Bedroom Four
 11'3" x 7'7" (3.44 x 2.32)

Bedroom Five
 9'11" x 6'10" (3.03 x 2.09)

Garage
 16'7" max x 14'8" max (5.07 max x 4.48 max)

Garage
 18'0" x 9'5" (5.49 x 2.89)

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: 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.gov.uk/

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