

Aigburth Road, Swanage BH19 1BH

£499,950

MOLLARO

DORSET & NEW FOREST ESTATE AGENTS







SPACIOUS FAMILY HOME WITH ANNEXE, GARAGE & PARKING
ON A PRIVATE ROAD NEAR SWANAGE TOWN CENTRE

Situated on a quiet private road in a sought-after position, this deceptively spacious semi-detached home offers versatile accommodation ideal for modern family living. Set just a short distance from Swanage's award-winning sandy beach, town centre shops, restaurants and facilities, and scenic coastal walks along the Jurassic Coast, the property is perfectly positioned to enjoy the very best of Dorset living.

The kitchen is well-equipped with integrated appliances, a breakfast bar and underfloor heating, alongside ample storage and space for an American-style fridge/freezer. To the rear, a bright and generously sized open-plan living and dining room provides an excellent space for relaxing or entertaining, with patio doors opening onto a low-maintenance garden. The garden enjoys sunshine throughout the day and features raised decking with ambient lighting. The ground floor also benefits from a double bedroom with en-suite and direct access to the garage, ideal for guests or multi-generational living. Upstairs, the principal bedroom benefits from a walk-in wardrobe and stylish en-suite, while a further double bedroom also enjoys en-suite facilities. A further bedroom is served by the family bathroom.

A standout feature is the self-contained one bedroom annexe, offering excellent flexibility for visiting guests, multi-generational living, potential rental income or ideal home office. With additional benefits including parking for three vehicles and a garage, this is a superb opportunity in a prime coastal setting, offered for sale with no forward chain.



KEY FEATURES

- Deceptively spacious four bedroom semi-detached home
- Quiet private road in a popular location near Swanage town centre
- Modern kitchen with integrated appliances, breakfast bar & underfloor heating
- Generous open-plan living/dining room with direct garden access
- Ground floor double bedroom with en-suite and internal garage access
- Principal bedroom with walk-in wardrobe and en-suite with underfloor heating
- Additional double bedroom with en-suite plus further bedroom
- Self-contained one bedroom annexe ideal for guests or income potential
- Low maintenance sunny garden, garage and parking for up to three vehicles
- Offered with no forward chain













ADDITIONAL INFORMATION

Tenure

Freehold

Council Tax

Band E - Dorset Council









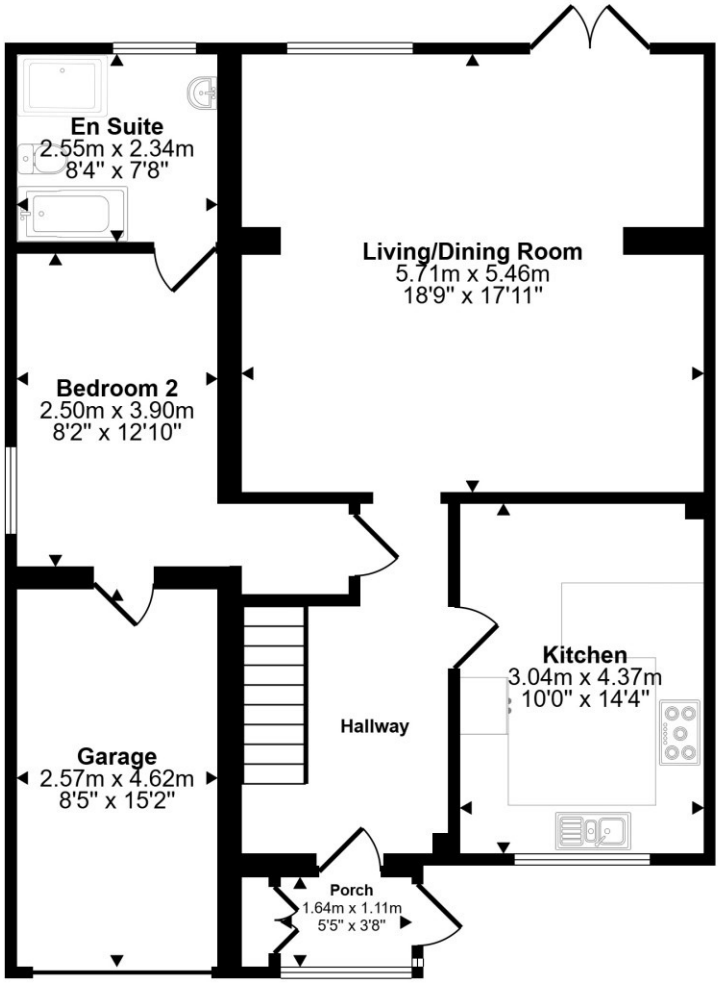




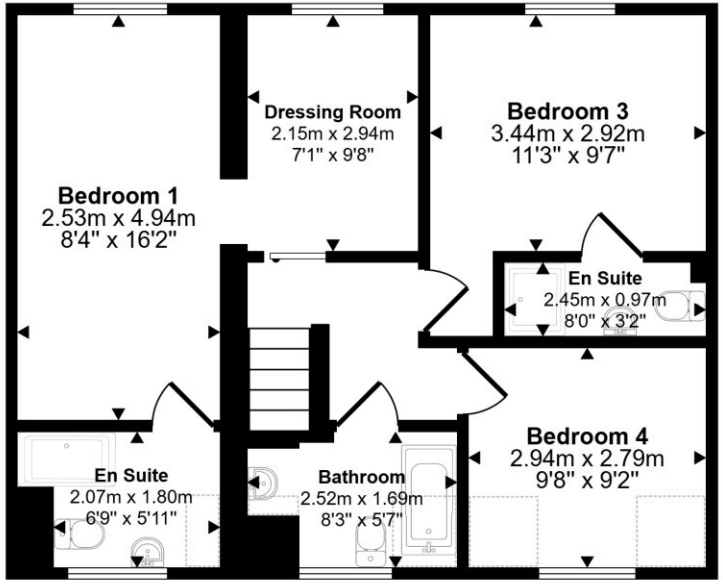


FLOORPLAN

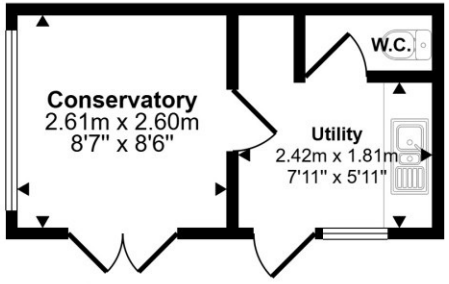
Approx Gross Internal Area
166 sq m / 1785 sq ft



Ground Floor
Approx 92 sq m / 996 sq ft



First Floor
Approx 60 sq m / 643 sq ft



Outbuilding
Approx 14 sq m / 147 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

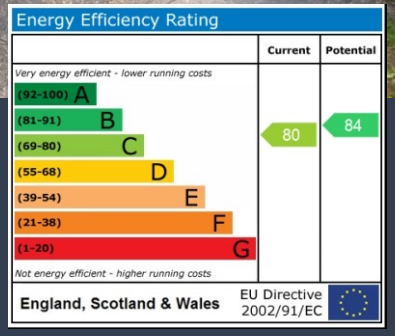



Hotpoint









Viewing by Appointment Through the Vendor's Sole Agent

01929 66 00 25 · hello@mollaro.com

Mollaro Ltd, Registered in England & Wales Company No. 14891790. Registered Address: Briggs House, 26 Commercial Road, Ashley Cross, Poole BH14 0JR. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.