

Newton Grange Close

, BH19 2FD



£550,000 Freehold

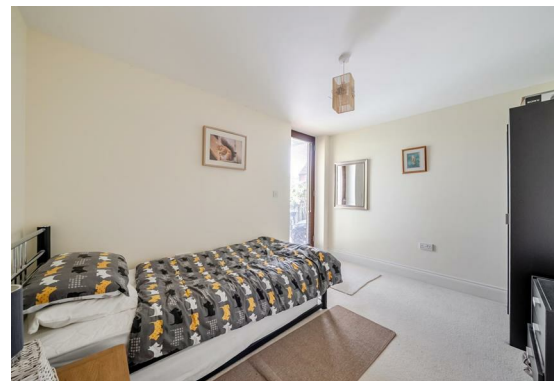


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- Contemporary Family Home
- Parking for up to Three Cars
- Tiered Balcony Overlooking Conservation Area
- Situated on Exclusive Estate Constructed in 2010
- Beautifully Presented Throughout
- Ensuite to the Principal Bedroom
- Ground Floor Family Bathroom
- Private Access to Balcony via Bedrooms Two and Three
- Fully Fitted Kitchen with Integrated Appliances
- Pleasant Countryside Views





Welcome to Newton Grange Close, a collection of modern houses constructed in 2010 paying particular attention to sleek, glass and wood design and crisp white external walls. This idyllic three bedroom home is one of the few traditional Purbeck stone constructions on the site. Newton Grange Close is situated just off of the main high street into Swanage and provides excellent access to transport links and is a short, level walk to the main town centre and beaches. This property benefits from a large tiered rear balcony and decking offering pleasant views over a small nature reserve, below is a section of your own private garden, ideal for growing trees and shrubs for added privacy.

After parking in one of three private parking spaces, step through the front door into the main lobby. This is a bright and welcoming entrance hall with warm white walls and polished cream flooring. From here, there is plenty of storage for shoes and coats, and doors lead to the second and third bedrooms as well as the family bathroom. The second bedroom is



a generous double bedroom with separate access onto the lower decking, ideal as a guest room or potential for additional income. The third bedroom has ample room for a small double bed and storage, but could also be used as a convenient home office. This room also provides access to the decking. The main bathroom is modern and comprises a panelled bath with shower over, W.C., and wash basin. From the entrance hall, stairs rise to the living accommodation.

Upon ascending the stairs we are greeted by a spacious living area with floor to ceiling dual aspect windows which flood the space with natural light. The living area provides space for large cosy sofa suite, coffee table TV and console as well as additional storage options. The kitchen is situated in the open plan living area, but space for a dining table and the polished flooring offer a sense of separation to the space making it feel even more generous in size.

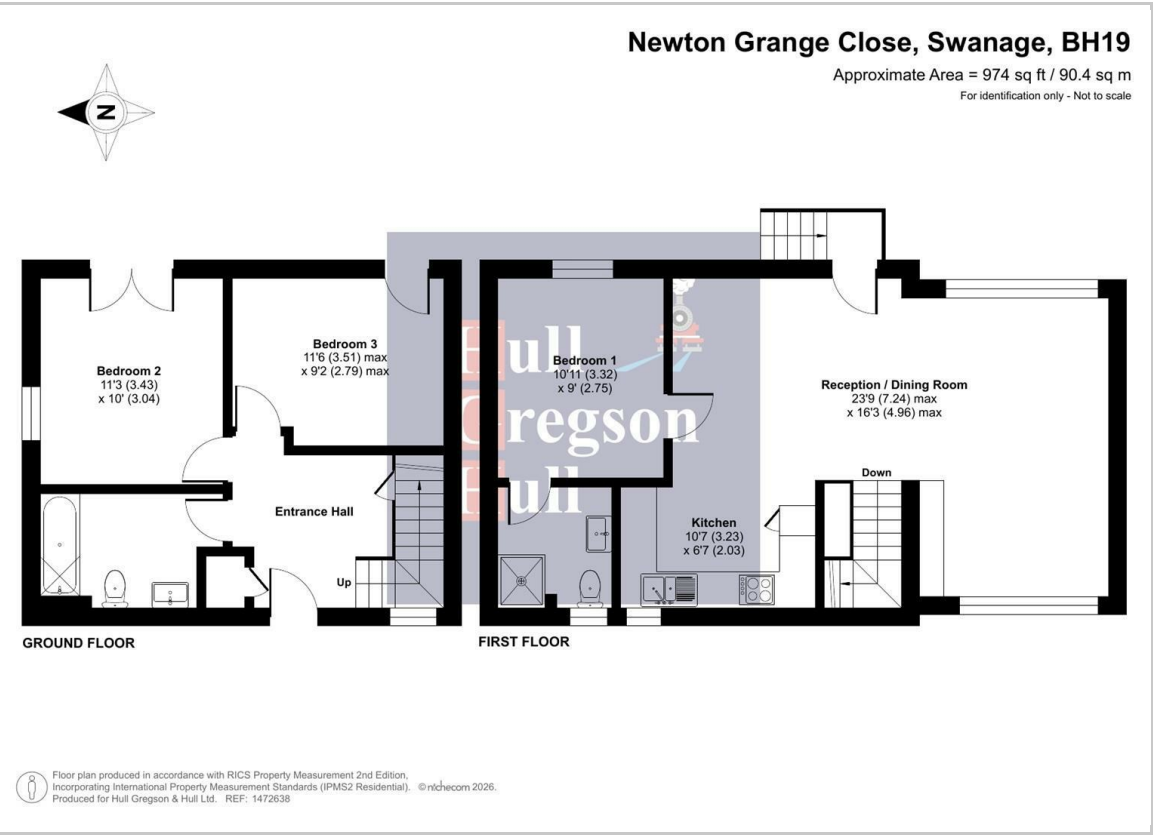
The kitchen is a contemporary U-shaped room comprising plenty of base and eye-level storage cabinets, dishwasher, washing machine, oven and inset sink. There is ample worktop space and an electric hob with filtration hood over. In addition there is plenty of space for free-standing furniture

Between the living area and the kitchen is an ideal space for a large dining table, situated at the heart of the home to bring friends and family together. Just adjacent to this space is a patio door opening onto the balcony and providing lovely views across the nature reserve. From the living area there is access to the the principal bedroom. This generous double room provides plenty of space for a large double bed, and freestanding storage as well as a convenient ensuite shower room, comprising a shower cubicle, W.C., and wash basin.

Outside, the property boasts an attractive Purbeck stone frontage in addition to three parking spaces. The balcony and decking is tiered to provide both the ground floor and first floor access to the outside space. There is a quaint garden area on the lower decking offering space for a vegetable patch or bistro dining area. The natural garden area provides additional screening and privacy.

This beautiful home is located just moments from the town centre and provides access to great transport links. Whether you are looking for a holiday home or substantial family home, the property must be seen to be appreciated.





Reception/Dining Room
23'9" max x 16'3" max (7.24 max x 4.96 max)

Kitchen
10'7" x 9'0" (3.23 x 2.75)

Bedroom One
10'10" x 9'0" (3.32 x 2.75)

Ensuite

Bedroom Two
11'3" x 9'11" (3.43 x 3.04)

Bedroom Three
11'6" max x 9'1" max (3.51 max x 2.79 max)

Bathroom

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. Tenure: Freehold. Communal area service charge £300 per annum.

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/

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