



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

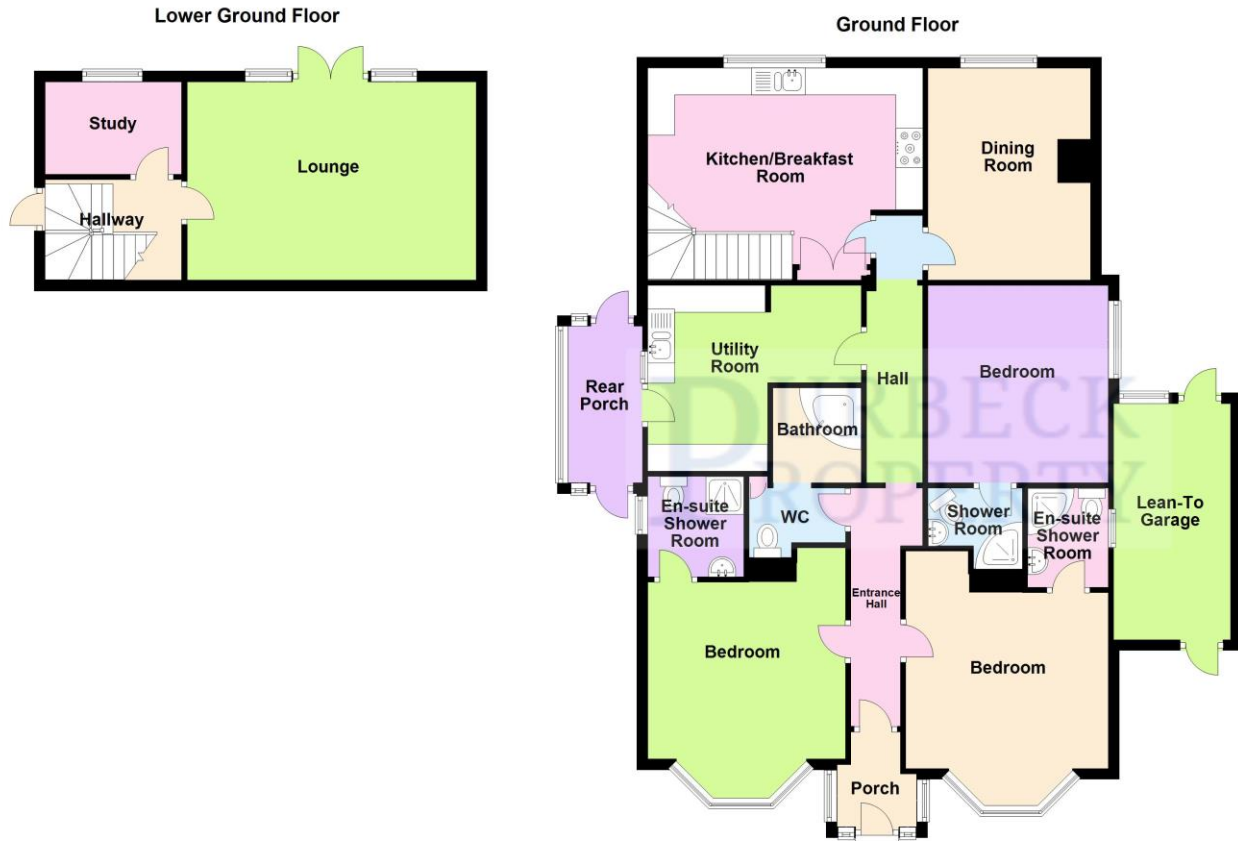
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**A SPACIOUS & DECEPTIVE 3 BEDROOM, 3 EN SUITE
SPLIT LEVEL BUNGALOW WITH A DELIGHTFUL GARDEN WITH
VIEWS OF SWANAGE STEAM RAILWAY.**



Kings Road West, Swanage, Dorset BH19 1HT

PRICE £650,000



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Plan produced using PlanUp.

Location:

This spacious home is set within a short walk of the beaches and shops of Swanage. The town itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches.

Attractions include a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

Garden:

The enclosed rear garden has a patio abutting the property. The garden is laid to lawn with fruit trees and mature shrubs. A gate gives access to the rear section of the garden which has both fruit & vegetable plot & a decked area giving views of the Swanage steam railway. The garden also has a summerhouse with power and light, a greenhouse, fish pond & access to the side of the property.

Measurements:

Lounge	17'6" (5.33m) x 11'11" (3.64m)
Dining Room	12'8" (3.87m) x 9'11" (3.03m)
Kitchen	15'8" (4.78m) x 12'6" (3.82m) max
Utility Room	13'1" (4m) max x 10'6" (3.20m)
Home Office	8' (2.45m) x 5'2" (1.57m)
Bedroom 1	13' (3.98m) into bay x 11'10" (3.62m)
En Suite	5'1" (1.57m) x 5' (1.52m)
Bedroom 2	13' (3.98m) into bay x 11'11" (3.63m)
En Suite	6'1" (1.87m) x 5'7" (1.71m)
Bedroom 3	11'4" (3.45m) x 10'9" (3.30m)
En Suite	5'6" (1.69m) x 5'1" (1.56m)
Bathroom	9'5" (2.88m) max x 5'8" (1.73m) max

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The Property:

This deceptive home which was previously been used as a boutique/b&b is accessed via an upvc double glazed porch with tiled flooring with a further opaque upvc door leading through into entrance hallway, where there is an integral doormat, engineered wood flooring throughout, a radiator and access to the loft.

At the front of the property are two double bedrooms with bay windows & en suites. Both rooms have upvc double glazed windows, radiators, alcoves ideal for wardrobes & en suites with wc's, wash hand basins & shower cubicles with mounted electric showers. They also have splash back tiling, opaque upvc double glazed windows, heated towel rails, shaver points & extractor fans.

The third bedroom is also a double sized room with a upvc double glazed window to the side aspect with a radiator beneath. The en suite comprises of a wc, wash hand basin & a corner shower cubicle with a wall mounted shower and splash back tiling surrounding. The floor is tiled plus there is a heated towel rail, shaver point and light and an extractor fan.

The family bathroom is an 'L' shaped room with a wc, a wash hand basin set into a vanity unit with storage below, & a corner bath with splash back tiling surrounding. There is also an extractor fan, spotlights lights, a heated towel rail & a radiator.

The utility room has a matching range of cupboards at base level with display shelving. A double sink with side drainer is set into the work surface. There is space and plumbing for a washing machine and for a drier. There is a double door cupboard with a radiator & a rear door giving access to a 'Jack and Jill' upvc double glazed porch with access to both front and rear aspects & opaque glazing to the side with tiled flooring.

The dining room has a continuation of the engineered wood flooring from the hallway with a upvc double glazed window overlooking the rear garden, a radiator & fitted corner cupboards with work surface and shelving above.

The modern kitchen has a matching range of cupboards at base and eye level including soft closing drawers & display cupboards. A five ring gas hob is set into the work surface with extractor & light above & splash back tiling surrounding. Integral appliances include a double oven/grill & a dishwasher with space for an upright fridge/freezer. A double wash hand basin with side drainer is set into the work surface with a upvc double glazed window giving views to the rear garden and beyond to the Purbeck hills. The floor is tiled plus there is a vertical radiator, double door larder cupboard & space for a breakfast table and chairs.

Steps lead down to an inner hallway which gives access to the lower ground floor with a upvc double glazed door out to a rear porch which is upvc double glazed with a polycarbonate roof & access to the rear garden.

The spacious lounge has upvc double glazed doors and matching windows to the side out to the rear garden. There is wood laminate flooring throughout with a feature of the room a chimney breast with an inset log burner.

The home office has a continuation of the wood laminate flooring & a upvc double glazed window with a radiator beneath with views of the garden.

Garage & Parking:

At the side of the property is a lean to garage with off road

