



'The Bollards' Russell Drive

Swanage, BH19 2HD



Freehold

**Hull**  
**Gregson**  
**Hull**

# Russell Drive

Swanage, BH19 2HD

- Versatile 4 Double Bedroom Bungalow
- Sought-After Position Adjacent to Open Countryside
- Exceptionally Spacious Accommodation
- 3 Separate Receptions
- 3 En Suite Shower Rooms
- Thoughtfully Designed Layout
- Solar Panels
- Extensive, Secluded Southerly Facing Gardens
- Sweeping Driveway with Garage and Parking for Multiple Vehicles
- Close to Durlston Country Park





A RARE OPPORTUNITY to purchase a SUPERB DETACHED BUNGALOW with extensive, level and SECLUDED GARDENS enjoying a southerly aspect. Situated in a PRESTIGIOUS CUL-DE-SAC location and offering EXCEPTIONALLY SPACIOUS and VERSATILE accommodation including FOUR DOUBLE BEDROOMS, three en suite shower rooms and three reception rooms. The property is approached by a sweeping driveway leading to the GARAGE & PARKING FOR MULTIPLE VEHICLES.

Enter through a vestibule and into the hallway which proceeds to the main reception rooms and branches to the right to the family bedrooms, all of which are floored with engineered oak.

In a clockwise direction from the entrance hallway, immediately to the left is the sizeable Main Bedroom or guest room with a built-in wardrobe, shower room with washbasin and WC en suite. Along the corridor to find a built-in cloaks cupboard and a door to a large, useful Store room or pantry equipped with floor to ceiling shelving and ample space for supplementary



fridge or freezer. Through to a Utility Room with units and worktops offering plenty of storage, a sink and a nook for washing machine and tumble dryer. A door opens to a pathway leading alongside the property and another is a personal door through to the Garage measuring approximately 5.6m in depth x 3.1m in width and which has an electric roller shutter to the front.

Returning to the hallway a glazed door opens into the magnificent Drawing/Lounge room which is light filled through dual aspect French doors, one set of which leads into a Sun Room which, as the lounge, looks out onto the lovely landscaped and southerly facing garden. Separate internal French doors from the lounge lead to a good-sized Office space/Study, again with glazed French doors accessing the garden.



From the corridor, the Kitchen/Breakfast room is well laid out and features a unique, oak-framed glazed wall increasing the illumination through to the 'west wing' corridor. The Kitchen comprises a good range of attractive wall and base units with granite work tops and provides space for a range-style cooker, American fridge/freezer and a dishwasher. There is ample area for a large dining table and chairs with French doors opening into the sun room and through to a large paved & walled courtyard area with steps rising to the lawn.

From the corridor two further large Double Bedrooms are found, one bedroom includes a range of built-in wardrobes and both rooms accommodate a dressing area with shower room en suite comprising shower cubicle with mains operated shower, hand basin and WC. Bedroom Four is a good-sized room and the Family Bathroom, comprising a modern suite of panelled bath, washbasin and WC has fully tiled walls and floor. Finally, adjacent to the bathroom a Cloakroom with WC and wash basin.

The rear garden extends in a southerly direction and features surrounding mature shrubs, a pergola sheltering a large paved area which provides space for table and chairs and a place to enjoy the afternoon and evening sun. Included are the Summerhouse and garden Store situated to the rear of the garden.

Finally, making the most of the property's aspect, solar panels provide a useful supplement to the heating system. A 23kw battery system has been installed to further enhance availability of power and further reduces electricity cost by approximately 90%.

This is a rare opportunity to acquire a thoughtfully designed property offering space and flexibility and located in an area of outstanding natural beauty.

## Hall

Main Bedroom 15'3" x 14'3" (4.65m x 4.35m)

En Suite Shower Room 9'5" x 3' (2.87m x 0.91m)

Store room 12' x 8'6" (3.66m x 2.59m)

Utility Room 12'5" x 9' (3.78m x 2.74m)

Drawing Room 20'2" x 15'8" (6.17m x 4.78m)

Study/Office 17'3" x 12'9" (5.26m x 3.90m)

Sun Room 13' x 10'9" (3.96m x 3.28m)

Kitchen/Dining/Breakfast Room 21'7" x 12'3" (6.58m x 3.75m)

Bedroom 2 14'4" x 11'7" (4.37m x 3.55m)

En Suite Dressing & Shower Rooms 12'3" x 6' (3.73m x 1.83m)

Bedroom Three 14' x 10'5" (4.27m x 3.18m)

En Suite Dressing & Shower Rooms 12' x 5'10" (3.66m x 1.78m)

Bedroom Four 11'2" x 10' (3.40m x 3.05m)

Family Bathroom 10'7" x 9' (3.23m x 2.74m)

Cloakroom/WC 6'10" x 3'6" (2.10m x 1.07m)

## 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: Detached Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating with Supplementary Solar Electricity

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

