



32 Ballard Estate
SWANAGE
BH19 1QZ

A newly re-built, energy efficient 3-4 Bedroom Bungalow in one of the premier sea frontage plots on the private Ballard Estate , with fantastic wrap around gardens, elevated sea views, integral garage and ample parking—just a few minutes walk down to the quiet beach within Swanage Bay. **Guide Price £995,000**



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A TRANQUIL SEASIDE ESCAPE—THIS NEWLY RE-BUILT, ENERGY EFFICIENT BUNGALOW WITH SOLAR PANELS ON A FANTASTIC GARDEN PLOT OFFERS EXCEPTIONAL ELEVATED SEA VIEWS OVER THE SPARKLING SWANAGE BAY AND A SHORT WALK DOWN TO THE BEACHES.

* QUINTESSENTIAL SWANAGE SEASIDE HOME IN THE HEART OF THE PURBECKS WITH EXCEPTIONAL COUNTRY WALKS.

* PREMIUM WATER FRONTAGE PLOT LOCATED WITHIN THE SOUGHT AFTER AND PRIVATE BALLARD ESTATE

* SOLD WITH NO ONWARD CHAIN

* IDEAL 'LOCK UP AND LEAVE' SECOND HOME OR PRIMARY RESIDENCE

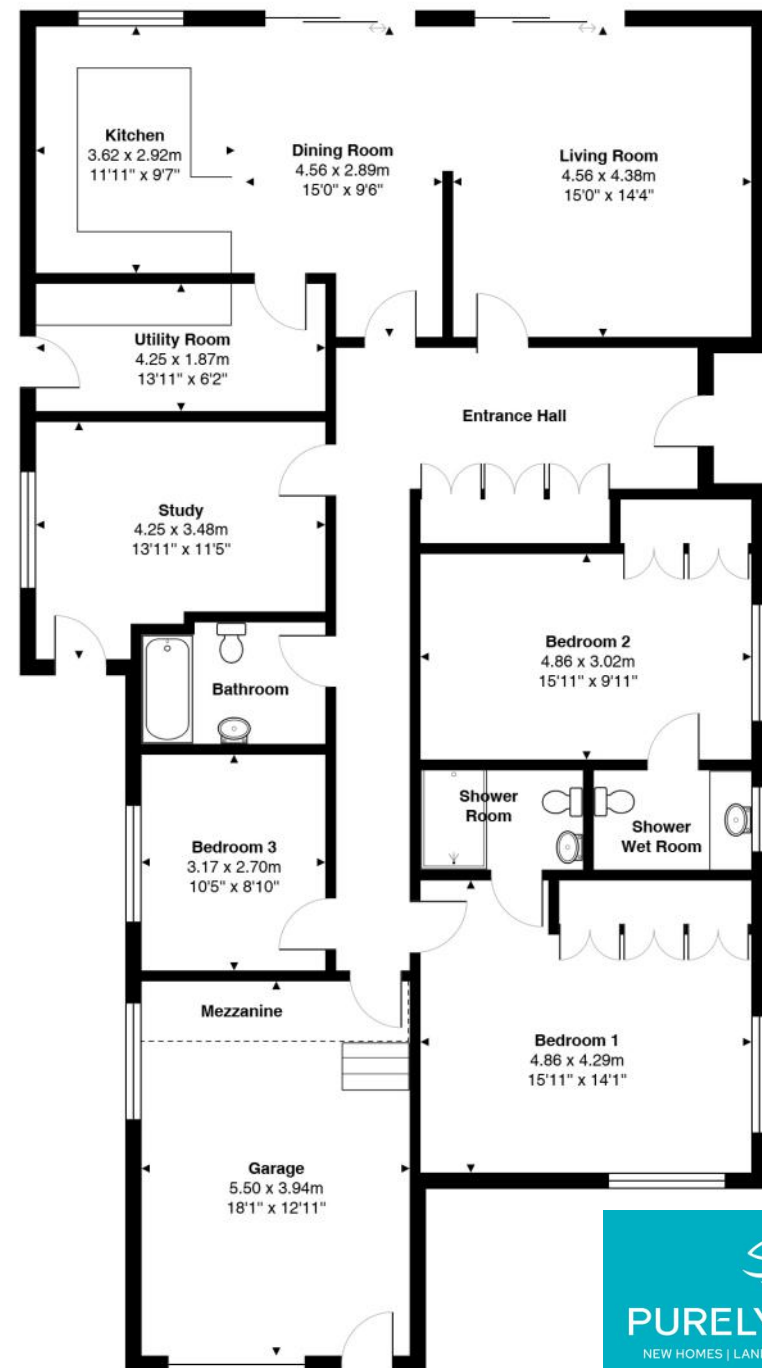
3-4



3



2




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Total Area: 174.0 m² ... 1873 ft²

All measurements are approximate and for display purposes only

32 BALLARD is an immaculately presented, newly re-built, spacious 3 Bedroom Bungalow in one of the premium front plots on the Estate opening onto the private Ballard Green leading down to the sandy beaches.

Upon arriving, the frontage to the property is pretty with a spacious front garden mostly laid to lawn with mature borders. The driveway is flat and offers ample parking for 3 -4 vehicles, plus direct access into the integral Garage. A path leads to the front door of the home.

Upon entering the property, the spacious Entrance Hall with wooden floors is fitted with a bank of built in wardrobes and leads to all principal rooms.



KITCHEN—The recently fitted and contemporary Kitchen is bright and colourful, plus offering fantastic Sea and rural views over the Ballard Downs from dual aspect windows. The Kitchen offers ample modern units, finished with a Quartz worktop and is fully fitted with Neff cooker, integrated fridge and dishwasher. The adjoining Utility room is fitted in the matching design and offers further worksurface and sink, plus space for washing machine and a freestanding full height fridge/freezer. The utility also offers a back door for practicality.

DINING—The open plan Dining area is a focal feature to the room with full height double sliding doors providing the fantastic views with the stunning coastal themed garden in the forefront and open sea views over the Bay— the expansive decking area with awning provides ample space for alfresco dining in this tranquil and idyllic seascape setting.



LIVING ROOM—The seamless open Living Room can be provided with privacy with a sliding door, offering an additional full height double doors opening onto the decking area, gardens and open sea views. The co-ordinated room with wooden floors offers ample space for furniture and a fantastic place to sit and watch the view.

The wooden floor hallway leads to the accommodation.

BATHROOM- the main bathroom is contemporary in design with a Bath with overhead Shower, a large vanity with ample storage space, Sink and WC



BED 1 —a spacious, vibrant Double bedroom with pretty garden views to the front of the property with built in bank of wardrobes , ample additional space for furniture plus Ensuite with walk-in shower, WC, heated towel rail, sink and vanity with ample bathroom storage.

BED 2—a spacious Double bedroom also to the front of the property with built in wardrobes plus Ensuite Wetroom with Shower, WC, Sink, vanity units and heated towel rail

BED 3— a small double or single room with space for wardrobes

STUDY / BED 4 - This spacious room is currently used as a Study but could readily be a Guest 4th Bedroom with its own door entrance to the side of the property.





PROPERTY SERVICES

The Garage houses the hot water cylinder, gas boiler, water softener, as well as the solar unit and batteries for storing, which could readily be connected with an EV Car charging point. The property benefits from Solar panels connected to tariff,.

To the outside are various outbuildings to inc. Shed & Greenhouse

The property offers a generous wrap-around landscaped coastal Garden with raised decking seating areas, expansive sea and rural views and gate direct to the private Ballard Green leading down to the sandy beaches.



**Driveway for ample cars plus
Integral Garage**



Viewing by appointment through sole agents:

Purely Living (Purely New Homes Ltd)

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Office 24, Briggs House, 26 Commercial Road, Poole BH14 0JR. Registered in England & Wales Company No. 15169969 . 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.



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