



79 QUEENS ROAD, SWANAGE  
£650,000

This detached chalet bungalow is well situated in an excellent residential area at South Swanage approximately one third of a mile from the town centre and a similar distance from Durlston Country Park and the Jurassic Coast. It is thought to have been constructed during the late 1950s/early 1960s and has cement rendered external elevations under a pitched roof covered with concrete tiles.

79 Queens Road offers stylish family accommodation with attractive conservatory, three double bedrooms, tiered garden and the considerable advantage of off-road parking for 2/3 vehicles.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. Post Code is **BH19 2EP**.

Property Reference QUE1471

Council Tax Band E



The L-shaped entrance hall welcomes you to this stylish property and leads through to the spacious South facing living room with feature wood burning stove. The kitchen/breakfast room is fitted with a range of white gloss units, light worktops and integrated appliances including larger fridge, waste disposal, two single ovens and hob with stainless steel extractor hood. Beyond, the attractive conservatory with vaulted ceiling has double doors opening to the deck harmoniously extending the indoor/outdoor living.

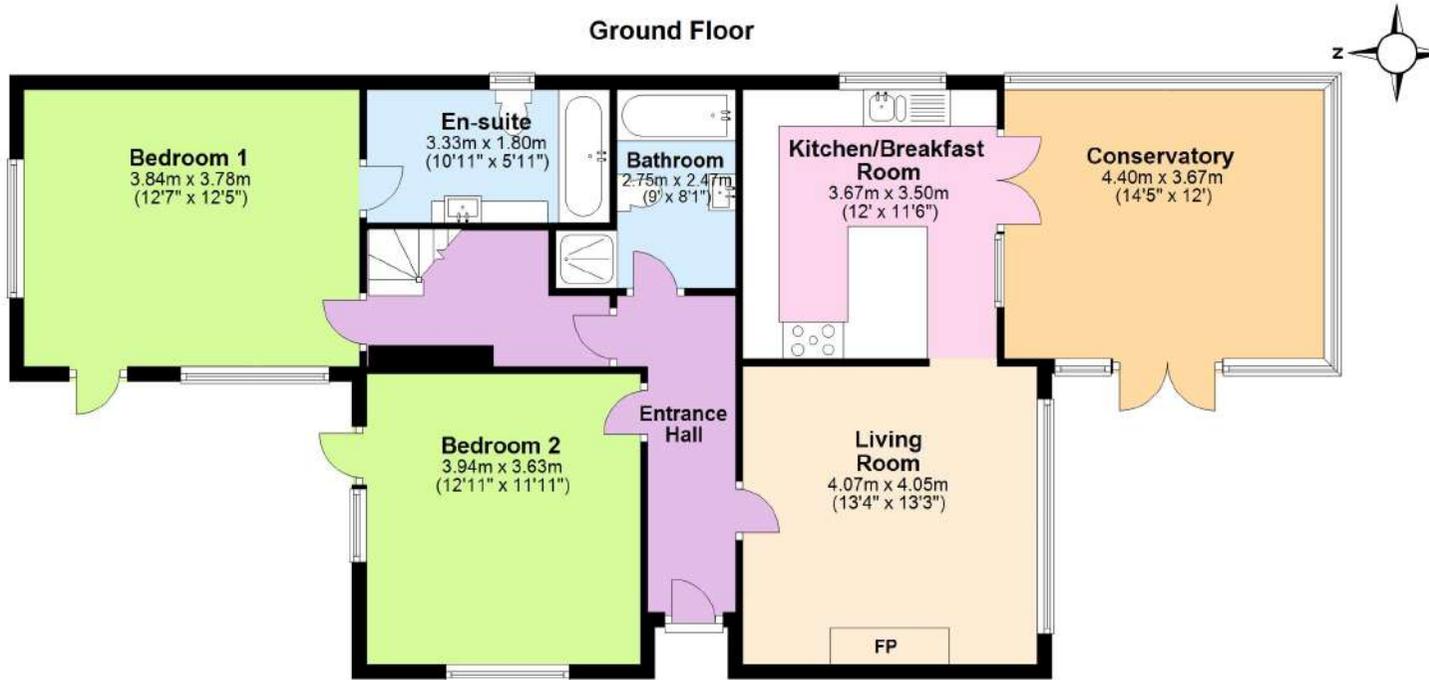
There are two good sized double bedrooms on the ground floor, both with direct access to the timber decked terrace. The master is a particularly spacious dual aspect room with the benefit of a large en-suite bathroom, fitted with a modern white suite. Bedroom two and the family bathroom fitted with panelled bath and separate shower cubicle complete the accommodation on this level.

On the first floor, bedroom three has North and South facing Velux windows giving views across the town to the Purbeck Hills and glimpses of the bay.

Outside, the semi-secluded South facing front garden is mostly laid to gravel with entertaining deck and raised flower and shrub border with Purbeck stone retaining walls. There is a long driveway to the side of the property. The rear garden is tiered with timber decked terrace and steps leading to a good sized lawned area with flower and shrub borders and beds. There are also two timber garden sheds and a coated steel store.



**Ground Floor**



**First Floor**



**Total Floor Area Approx. 105m<sup>2</sup> (1,130 sq ft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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