



Est. 1896
Corbens



10 BONFIELDS AVENUE, SWANAGE
£695,000

This superior detached house is situated in a fine residential location on the northern outskirts of Swanage adjoining Days Park. It is thought to have been constructed during the latter part of the 1930s of traditional cavity brick under a pitched roof covered with concrete tiles. A single storey extension of similar construction was added in the late 2000s.

10 Bonfields Avenue offers well presented, spacious family accommodation and has the considerable advantage of a large open plan kitchen/dining room, good sized garden, and off road parking.

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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewings are strictly by appointment only through **Corbens, 01929 422284**.
Postcode **BH19 1PL**.

Property Ref BON1925

Council Tax Band E



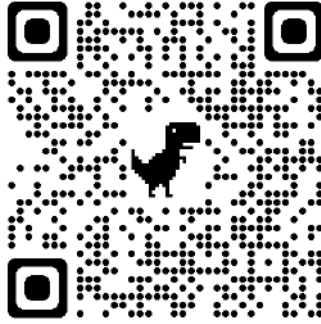
The spacious entrance hall welcomes you to this detached family home and leads to the South facing living room with wide bay window and attractive fireplace with working open fire. Beyond, the exceptionally spacious open plan kitchen/dining room is the hub of the home. The kitchen area is fitted with an extensive range of light units, contrasting hardwood worktops, matching island unit and integrated gas hob, double oven and dishwasher. Double glazed casement doors open to the enclosed rear garden further extending the entertaining space. There is also a spacious sitting room/fourth bedroom, a utility room and cloakroom on this level.

On the first floor there are three bedrooms, two good sized doubles and a single. Bedroom one is South facing whilst bedroom two is at the rear of the property overlooking the garden and Days Park to the Purbeck Hills. Bedroom three is a single and has similar views to bedroom two. The family bathroom is fitted with a white suite and completes the accommodation.

Outside, there is gated access to a Tarmac driveway providing off-road parking for 2 vehicles, the remainder of the front garden is lawned with shrubs. At the rear the good sized enclosed garden is mostly lawned with shrubs and flower borders, paved patio area and two timber garden sheds.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

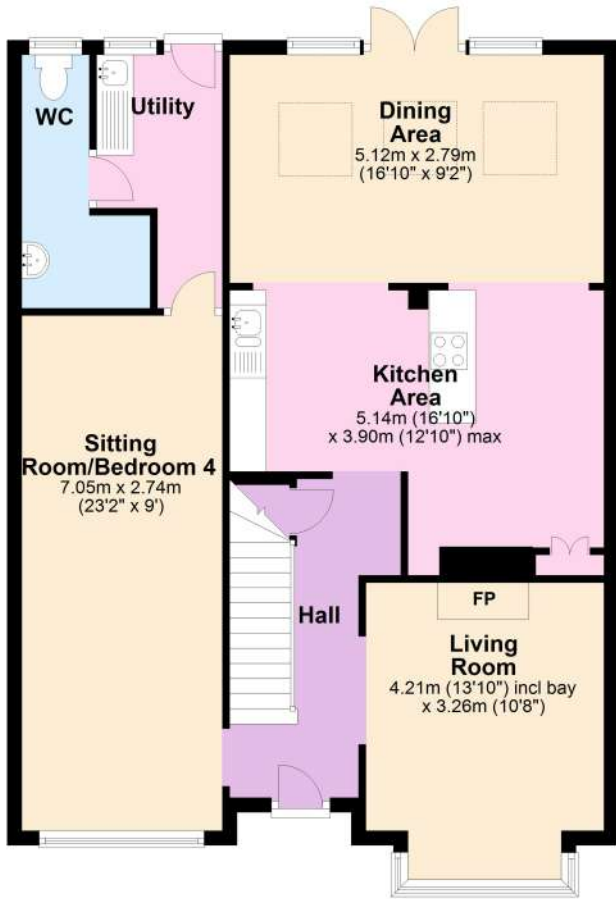
Total Floor Area
Approx. 119m² (1,281 sq ft)



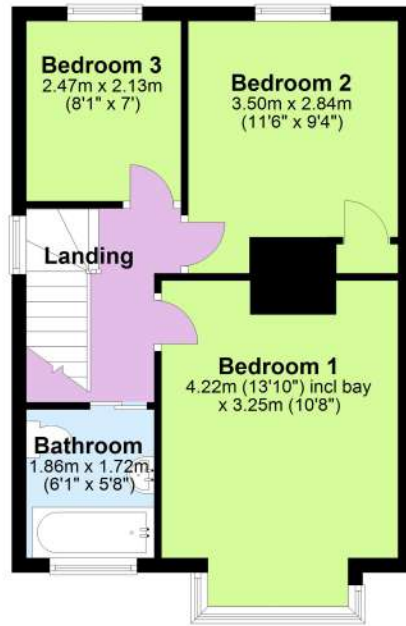
Scan to View Video Tour



Ground Floor



First Floor



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