



13 SANDBOURNE CLOSE, SWANAGE
£495,000 Freehold

This modern detached bungalow is situated at the end of a residential cul-de-sac on the outskirts of Swanage, adjoining open country and approximately one and a half miles from the town centre. It was built during the late 1980s and extended shortly thereafter. It is of traditional cavity brick construction under a pitched roof covered with concrete interlocking tiles.

13 Sandbourne Close offers spacious, well planned accommodation enjoying views over the adjoining open country at the rear. It also has the considerable advantage of an en-suite bedroom, attractive landscaped garden and off-road parking for two 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. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The post code for this property is **BH19 2LQ**.

Property Ref SAN2006

Council Tax Band D



The entrance hall welcomes you to this modern family bungalow and leads to the large through living room/dining room. The living area is at the front of the bungalow with a large picture window and wide archway to the dual aspect dining area beyond. Sliding double doors open to the triple aspect modern conservatory which leads to the rear garden and has views of surrounding countryside and the bay in the distance. The kitchen is fitted with a range of wooden units, contrasting worktops, integrated electric oven and hob and has space for a washing machine and dishwasher. Sliding double doors also open to the conservatory from the kitchen.

There are three bedrooms, bedroom one is a good sized double with built-in double wardrobes. Bedroom two is also a double with the benefit of an en-suite shower room. Bedroom three is also a good size. The shower room is fitted with a corner shower cubicle, and completes the accommodation.

Outside, the open front garden is mostly lawned with Purbeck stone paving and shrubs. A concrete driveway provides off-road parking for two vehicles and leads to the single garage which is currently sub-divided to form an office and can be easily converted back with minimum alteration. The side and rear gardens are attractively landscaped with lawned section, mature shrubs and flower beds, paved terrace, greenhouse and timber chalet.



Ground Floor



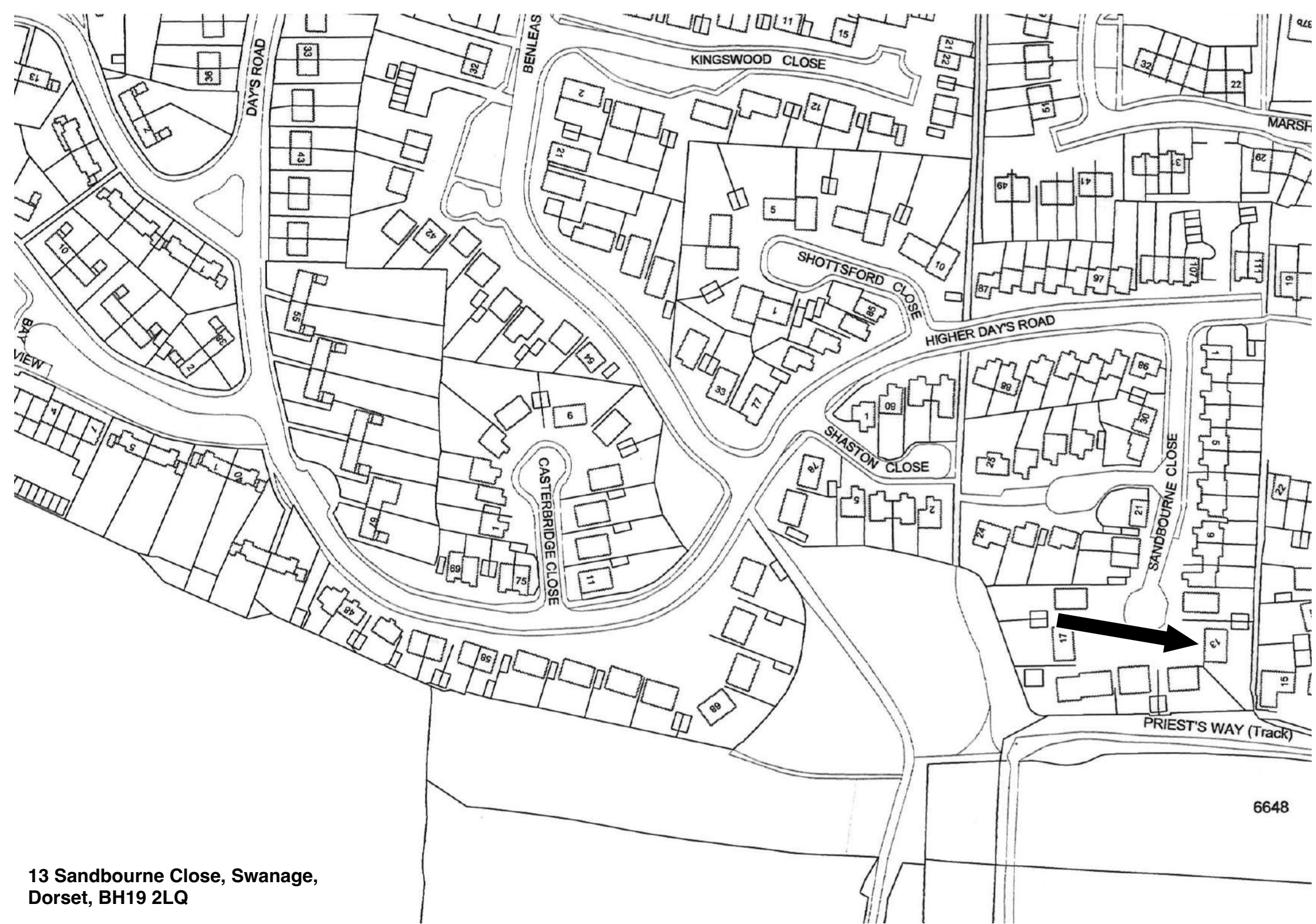
Scan to View Video Tour

Total Floor Area Approx. 84m² (904 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.





**13 Sandbourne Close, Swange,
Dorset, BH19 2LQ**

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