



13 GREENSANDS WAY, SWANAGE
£475,000 Freehold

This attractive semi-detached house is located on the recently built Compass Point Development situated on the northern edge of Swanage and is within easy reach of St Marys Primary School, Days Park nearby, open country, the seafront and beach. The associated SANG provides an ideal dog walking space close by. Built in 2019 by Barratt Homes, the house is of traditional cavity construction, external elevations of brick with stone cladding to the front under a pitched roof covered with tiles and has the benefit of the remainder of a 10 year warranty.

13 Greensands Way offers immaculately presented and highly energy efficient accommodation arranged over three floors and is an ideal family home with pleasant southerly views and an easily maintained enclosed rear garden. It also has the considerable advantage of a single garage and off-road parking for 2 vehicles in tandem.

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.

Please note there is an annual Estate Charge which amounted to £307 in 2024.

Property Ref: GRE2083

Council Tax Band D - £2,558.82 for 2024/2025



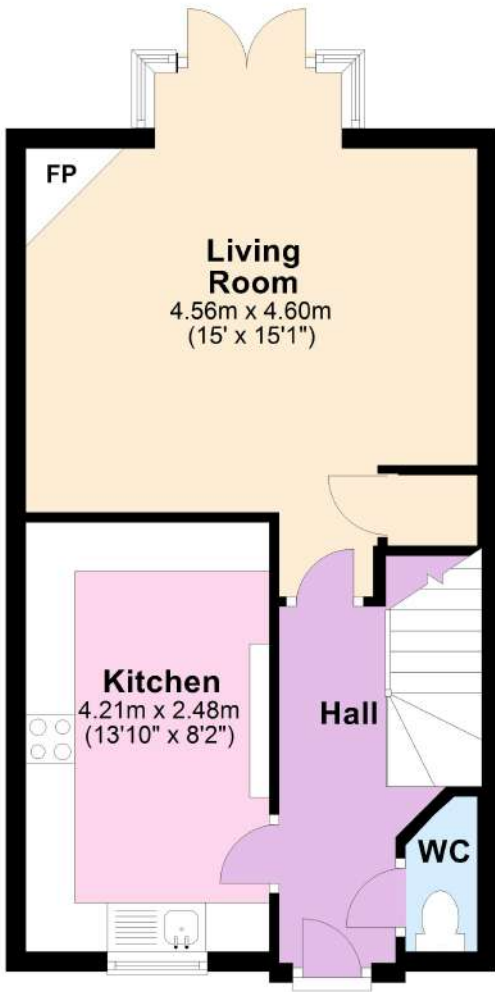
This stylish family property offers excellent well planned accommodation creating a light and spacious home. The entrance hall leads you to the generously sized living room with feature woodburning stove. This room has double doors opening to the paved terrace, harmoniously blending the indoor/outdoor living space. The kitchen is fitted with an extensive range of light units, contrasting worktops and integrated appliances. There is also a cloakroom on this level.

On the first floor there are three bedrooms. Bedroom two is a good sized South facing double with the benefit of pleasant southerly views and a recessed double wardrobe. Bedroom three is a further double at the front of the property. Bedroom four is a good sized single which would make an ideal home office/study. The family bathroom is fitted with a white suite including bath with shower over. The impressive principal bedroom suite comprises the entire second floor and has good southerly views, a large built-in wardrobe and spacious en-suite shower room.

Outside, the attractive open front garden has two shrub beds. A Tarmac driveway provides off-road parking for two vehicles in tandem and leads to the single garage in a block of two. The enclosed rear garden is attractively landscaped for ease of maintenance. It is mostly laid to artificial grass with shrubs and paved patio areas, providing perfect outdoor entertaining area.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 1FD**.

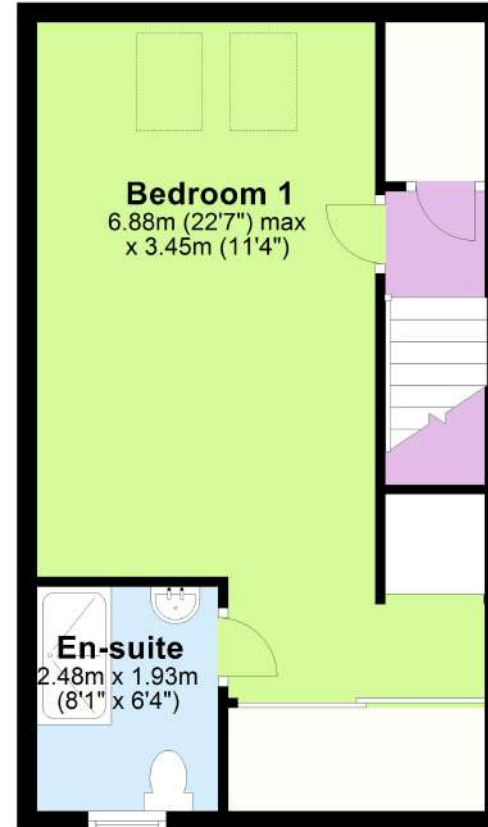
Ground Floor



First Floor



Second Floor

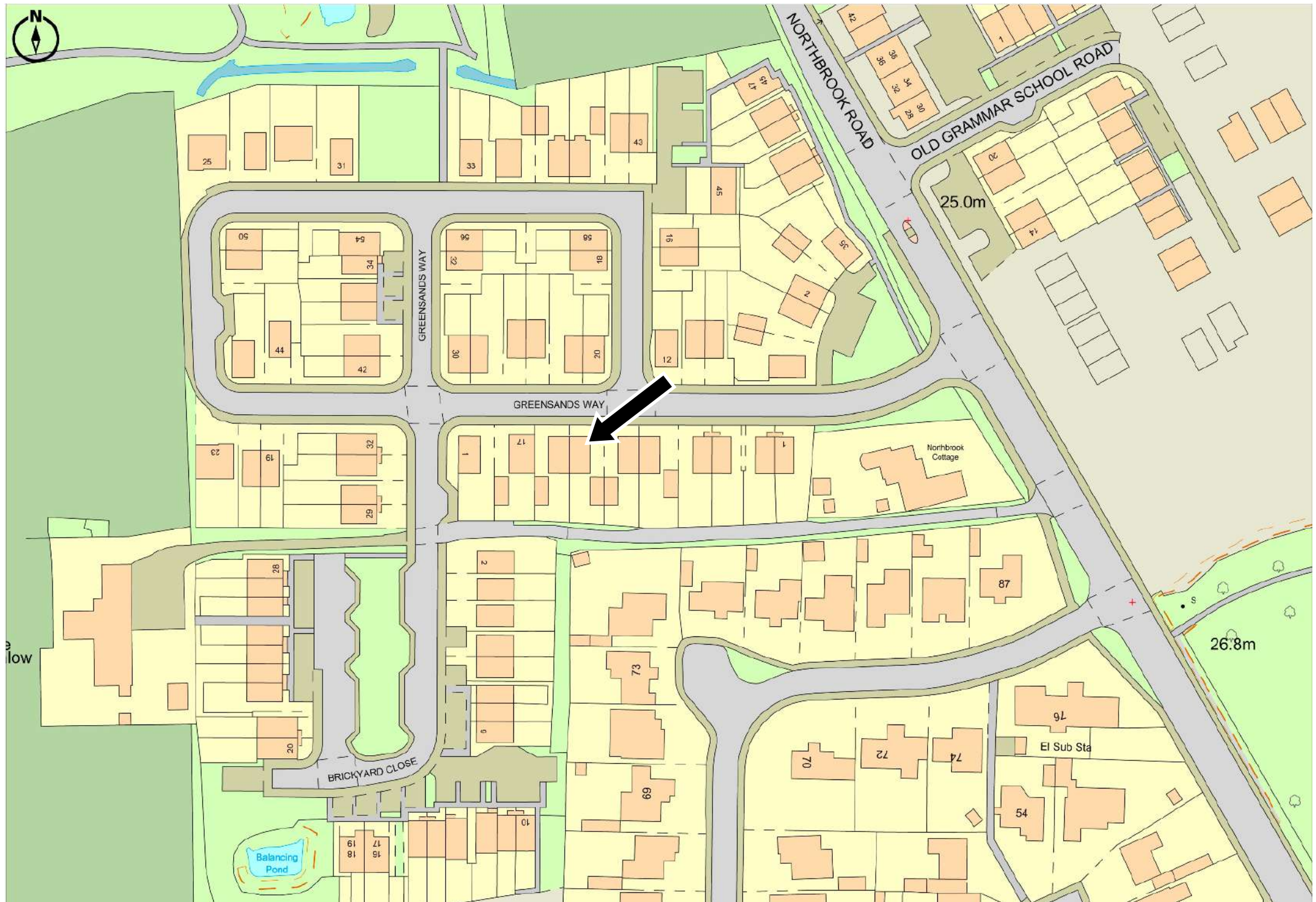


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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

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.





GREENSANDS WAY

NORTHBROOK ROAD

OLD GRAMMAR SCHOOL ROAD

25.0m

Northbrook Cottage

26.8m

BRICKYARD CLOSE

Balancing Pond

El Sub Sta



