

Hill Road

Swanage, BH19 1RH

4 2 1 D

Asking Price
£699,500 Freehold

Hull Gregson Hull

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- Sizable Detached Family Home
- Driveway with Ample Parking Space
- Ground Floor Shower Room
- Convenient Utility Room
- Backed by the Rolling Purbeck Hills
- Close to Transport Links
- A few Moments from the Town Centre and Beach
- Upper Floor Family Bathroom
- Ideal for Multi-Generational Use
- SpaciousI Living Areas

















Welcome to Hill Road, a collection of detached properties boasting a stunning backdrop of the rolling Purbeck hills. This four bedroom family home is situated just a few moments from the golden sandy beaches of Swanage, and benefits from close proximity to local amenities and transport links.

Arrive via the large driveway and be welcomed into the porch, ideal for storing shoes and coats after a long countryside walk. The entrance hall then leads us firstly to the living room, a bright and inviting space with modern bay window allowing plenty of light to spill through. The characterful fireplace with tile slips creates an attractive focal point. The living room then opens into the expansive dining area through double doors. The dining area provides a

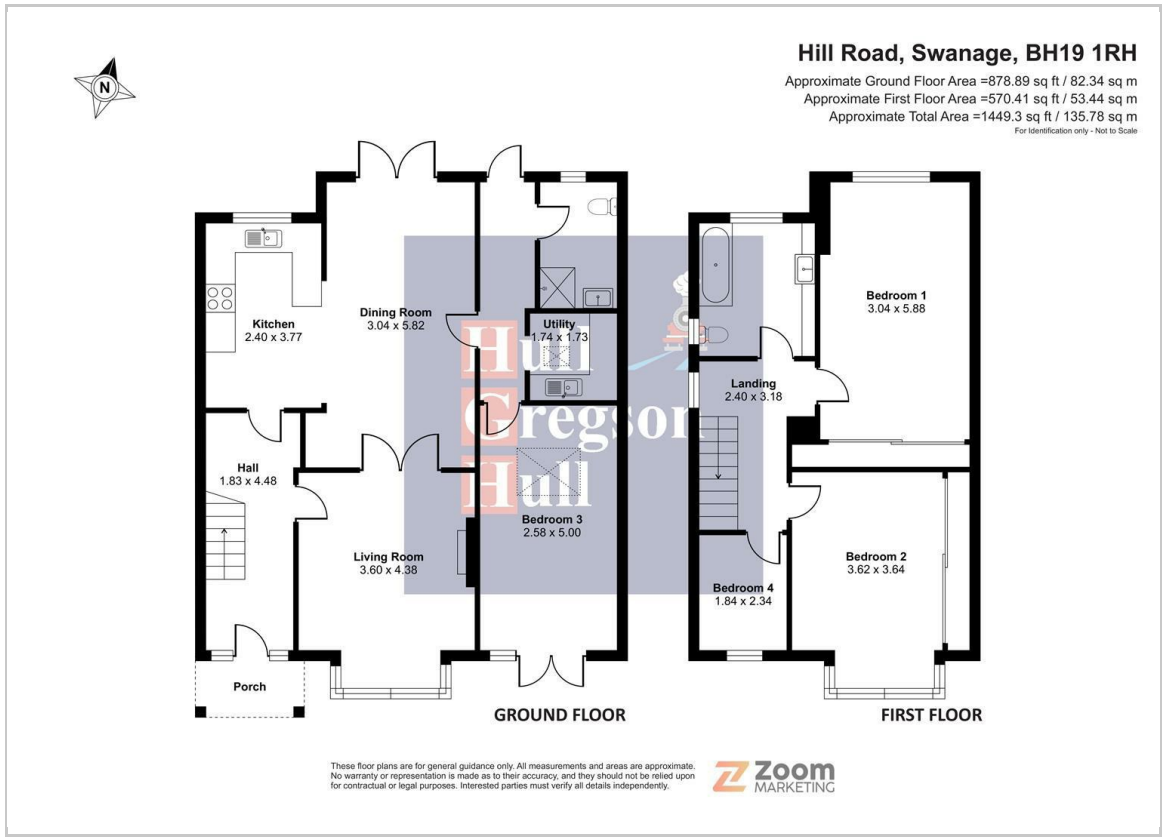


seperate space for entertaining or more formal dining and flows beautifully into the kitchen. The dining room has plenty of space for a grand dining table and double French doors offer a pleasant outlook over the garden, ideal for enjoying the evening sun after dinner or morning coffee. The kitchen comprises a range of cottage-style base and eye level storage cabinets, complimented by dark quartz worktops and black floor tiling to create a contemporary effect. The entrance into the kitchen is decorated with a feature stone archway adding a sense of character to the space.
Opposite the living areas is a hallway leading to a large double bedroom, ideal for multi-generational living. The room boasts French doors opening out into the front patio and served by the ground floor shower room with W.C., and wash basin, which makes this a perfect opportunity for letting. Also on the ground floor is the utility room with work top space, base level storage, inset sink and plumbing for a washing machine and drier. Separate side access into the property from the hallway adds further convenience.

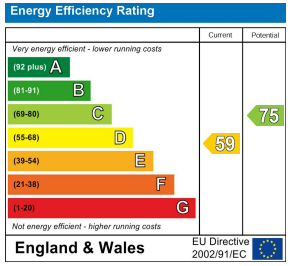


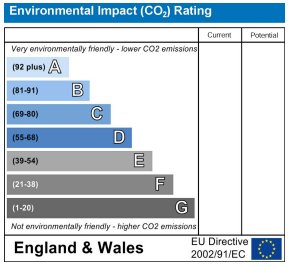
Return to the hallway where stairs rise to the upper level. Bedroom one is a generous double bedroom with seamless fitted storage and a pretty outlook over the rear garden. Bedroom two is another spacious double room with fitted storage and the benefit of a box bay widow for plenty of sunshine/ Bedroom four is a cosy single room which would be ideal as a home office or children's bedroom. These bedrooms are all served by the family bathroom which comprises a panelled bath, W.C., and wash basin vanity unit.

Outside, the property boasts a large lawned garden with patio and wonderful views towards the Purbeck hills. There is plenty of scope to landscape and add outbuildings as well as create spots to dine alfresco and enjoy the sunshine. To the front of the property there is a private driveway for multiple cars and a patio. This substantial family home is situated in Swanage which is a traditional seaside town with stunning countryside and coastal walks. Viewing is highly recommended.









Hall
6'0" x 14'8" (1.83 x 4.48)

Living Room
11'9" x 14'4" (3.60 x 4.38)

Dining Room
9'11" x 19'1" (3.04 x 5.82)

Kitchen
7'10" x 12'4" (2.40 x 3.77)

Utlility
5'8" x 5'8" (1.74 x 1.73)

Shower Room

Bedroom Three
8'5" x 16'4" (2.58 x 5.00)

Landing
7'10" x 10'5" (2.40 x 3.18)

Bedroom One
9'11" x 19'3" (3.04 x 5.88)

Bedroom Two
11'10" max x 11'11" max (3.62 max x 3.64 max)

Bedroom Four
6'0" x 7'8" (1.84 x 2.34)

Bathroom

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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