







**Walrond Road**  
BH19 1PB

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**Offers Over**  
**£850,000 Freehold**

**Hull**   
**Gregson**  
**Hull**

# Walrond Road

BH19 1PB

- Three Generously Sized Bedrooms
- Close to Scenic Coastal Walks and Local Amenities
- Garage and Ample Off-Road Parking
- Two Private Balconies
- Modern Fitted Kitchen
- Comfortable Lounge Area
- Bright and Airy
- Plenty of Storage Space
- Character Features
- Versatile Living Accommodation





Located on one of the most desirable roads in Swanage, this UNIQUE & ATTRACTIVE DETACHED HOUSE boasts SPACIOUS ACCOMMODATION, THREE BEDROOMS with SOUTHERLY FACING BALCONY from the main bedroom, TWO BATHROOMS, one of which is on the ground floor, and THREE RECEPTION ROOMS. An additional feature are the LANDSCAPED GARDENS to the front and rear, and a PARTICULARLY LARGE GARAGE accessed over a driveway providing extra PARKING. 'Lancasters' is situated just a short, almost level, distance from the seafront.

Enter from the side of the property through double doors into a vestibule and further into a spacious Hallway with stairs rising and turning to the first floor. The kitchen and breakfast room sit to the right of the hallway, the kitchen giving access to the rear garden.

The Kitchen has a large window giving a lovely view to the greenery outside and has an ample, country style range of worktops, cupboards and drawers with integral appliances including, washing machine and fridge/freezer. An eye-level



built-in double oven and gas hob are also skillfully included to allow for ease of use. Adjacent to the kitchen is the conveniently placed Breakfast Room or, alternatively main dining room with a Purbeck stone fire surround.

Returning to the hallway and through to the Lounge area, featuring a large, southerly facing bay window and focal Purbeck stone fireplace with marble plinth. Adding to the grandeur, the lounge opens into the spacious Dining Room, brightly lit through an oriel style window and the French doors which open onto the Garden to the front of the house.

A ground-floor bedroom with adjacent bathroom add an advantage to the house, and could be used as a guest suite or office space. The Bedroom has built-in wardrobes and an outlook over the rear garden; the Bathroom comprises bath, washbasin and WC.

On the first floor, the Main Bedroom is bright and spacious and with a door opening onto a large balcony offering expansive views across the town to the south downs, and is an exceptional space to enjoy sunlight and solitude. The bedroom offers ample room for freestanding furniture and has a door concealing the eaves which allow plenty of room for storage or wardrobe space.

The Landing is quite individual with the almost spiral stairs with ornate iron balustrade descending to the lower floor; in addition a smaller balcony can be accessed through French doors off the landing and add to the airiness of this space. Bedroom Three gives ample room to accommodate twin beds and has an outlook over the rear garden and wash basin. In addition, doors lead to further eaves' storage.

The Family Bath/Shower Room comprises bath, shower cubicle and W.C. and accesses a large eaved storage space.

Outside to the front an elevated Purbeck stone patio has steps descending to a meticulously tended lawn and shrubs. . At the rear, the excellent and private garden is mostly laid to lawn with mature trees and shrubs; a paved area provides a perfect place to enjoy the air and evening sunshine. The garage is reached from Walrond Road over a driveway offering further parking spaces. It is of exceptional size and has light and power, and a personal door to the rear garden.

This property offers the opportunity to acquire an extra special property which is both well laid out and with many attractive features and locate on one of the premier roads in Swanage.



