

Locarno Road

Swanage, BH19 1HY

5 4 2 B

Offers Over
£730,000 Freehold

Hull Gregson Hull

Locarno Road

Swanage, BH19 1HY

- Five Double-Bedroom Residence
- Large, Detached Townhouse
- Spacious Lounge/Diner with Bay Window
- Fitted & Equipped Kitchen/Breakfast Room
- Quiet Cul-De-Sac Location
- Downstairs Utility Room & WC
- Gas Central Heating & UPVC Double Glazing
- Low-Maintenance Garden
- Short, Level Walk to Town Centre
- Views across Purbeck Hills











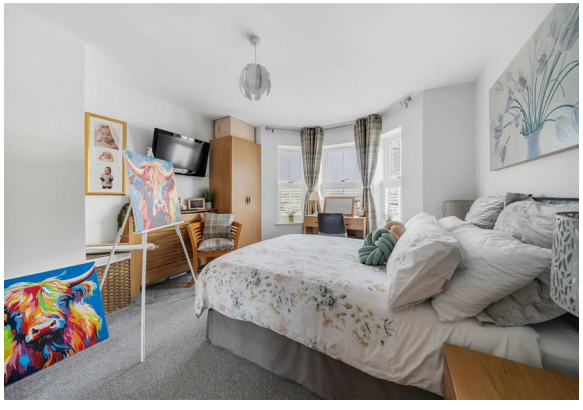




'Hillview' - A SUBSTANTIAL DETACHED RESIDENCE, finished to a HIGH STANDARD and arranged over three floors, is located moments from SWANAGE BAY, BEACH & TOWN CENTRE,. It boasts FIVE DOUBLE BEDROOMS, a SPACIOUS LOUNGE/DINING ROOM with front-aspect bay window and a CONTEMPORARY KITCHEN/BREAKFAST ROOM. Outside, DRIVEWAY PARKING and easily maintained GARDEN and elevated DECKED TERRACE.



The class and elegance of this beautiful home is immediately apparent on entering through the main door. The welcoming entrance hallway provides access to the upper level via the staircase and into the kitchen/breakfast room and lounge/diner on the ground floor. From the hallway we are lead firstly to the main living area. This is a warm and inviting space, which features a beautiful fireplace with a contemporary log-burning stove, creating an ideal setting for relaxing by the fire with family or entertaining guests. This



versatile room also hosts a bay window, currently set up with window seat and dining arrangements. The room offers a pleasant outlook via the French doors onto the rear garden. Adjacent to the living space is the kitchen/breakfast room, boasting modern units with sleek contrasting worktops. The room also benefits from a large, front-aspect bay window spilling rays of sunshine into the room. The kitchen also comprises an island and breakfast bar, as well as a built-in oven, fridge-freezer and washing machine. To the rear of the kitchen is access into the downstairs utility room, complete with storage space, a sink and space for an under-the-counter fridge. Beyond the utility is a downstairs cloakroom with low level WC, wash hand basin and heated towel rail.

This property's low-maintenance garden offers a perfect space to socialise with patio and artificial lawn. The garden also benefits from a timber-framed bar, great for summer BBQ's. Steps ascend, to an elevated patio which offers a stunning countryside view towards Purbeck Hills.

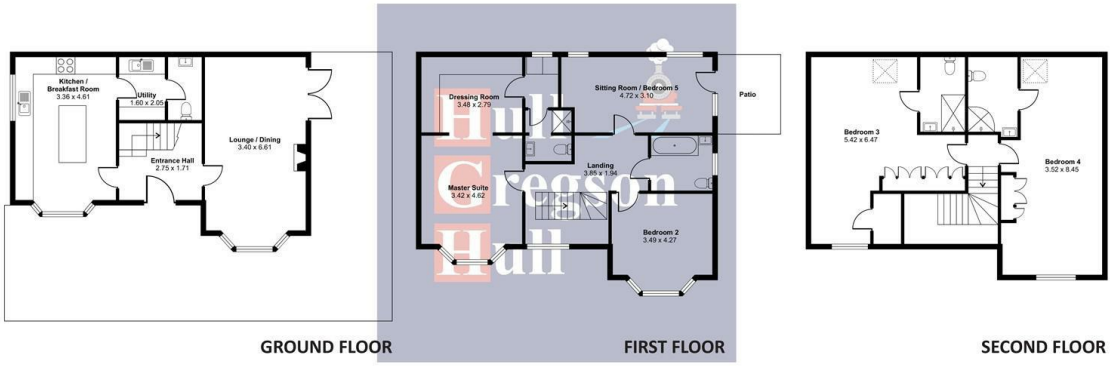


The first-floor accommodation comprises three exceptionally large double bedrooms and a modern bathroom suite. Two of the bedrooms have front facing bay windows, and the third is currently utilised as a second reception area with access onto the elevated, external patio. Each room is immaculately presented and has ample space for furniture. The main bedroom also benefits from a well-proportioned walk-in-wardrobe, upstairs laundry room and ensuite modern shower room.
The main family bathroom comprises a panelled bath, low level WC, wash hand basin and heated towel rail, with wood effect flooring and modern grey tiles.
Ascending to the second floor, the hallway leads into two further spacious, double bedrooms. Each double bedroom benefits from skylight windows, built-in storage and modern ensuite shower rooms.

VIEWING IS HIGHLY RECOMMENDED to appreciate the SIZE, QUALITY and PRESENTATION of this LOVELY HOME.

Hillview, Locarno Rd, Swanage, BH19 1HY

Approximate Ground Floor Area =1244.16 sq ft / 116.56 sq m
Approximate First Floor Area =784.00 sq ft / 73.45 sq m
Approximate Second Floor Area =698.07 sq ft / 65.40 sq m
Approximate Total Area =2726.23 sq ft / 255.41 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Zoom MARKETING

Kitchen/Breakfast Room 11'0" max x 15'1" max (3.36 max x 4.61 max)

Utility Room 5'2" x 6'8" (1.60 x 2.05)

Lounge/Diner 11'1" max x 21'8" max (3.40 max x 6.61 max)

Bedroom One 11'2" max x 15'1" max (3.42 max x 4.62 max)

Dressing Room 11'5" x 9'1" (3.48 x 2.79)

Ensuite Shower

Bedroom Two 11'5" max x 14'0" (3.49 max x 4.27)

Bedroom Three 17'9" x 21'2" (5.42 x 6.47)

Ensuite Shower

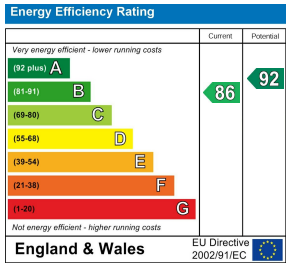
Bedroom Four 11'6" x 27'8" (3.52 x 8.45)

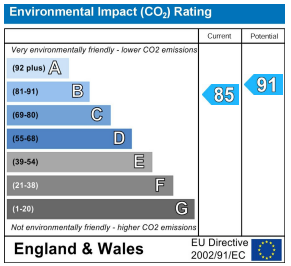
Sitting Room/Bedroom Five 15'5" x 10'2" (4.72 x 3.10)

Ensuite Shower

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

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.