# 19 Russell Avenue

Swanage | | BH19 2ED

Hull Gregson Hull

# *Welcome...*

*A SPACIOUS DETACHED BUNGALOW with THREE BEDROOMS situated in the sought after RUSSELL AVENUE includes extensive gardens, large reception areas, a DOUBLE GARAGE & an INDOOR HEATED "INFINITY" SWIMMING POOL. The property benefits from an AIR SOURCE HEAT PUMP and SOLAR PANELS making it EXTREMELY ECO-FRIENDLY.*

*A hedge-lined driveway welcomes us to the property and offers privacy, ample parking, and a double garage with light and power. The main entrance opens into the Purbeck stone vestibule, an ideal place to drop off shoes and coats before stepping into the main hallway. A doorway then leads into a handy utility space and provides plenty of space for a washing machine and drier. There is side access into the property from the utility area. A cosy snug to the front of the home with log burner provides a relaxing space to watch the world go by, with character bay window providing a pleasant outlook. An archway then leads through the utility room to the kitchen, which comprises ample base and eye-level storage units, inset sink, and an electric hob and oven. There is space and plumbing for a washing machine or dishwasher, and additional space for a breakfast table.*

# KEY FEATURES

- *Three Bedroom Detached Bungalow*
- *Heated Indoor Swimming Pool*
- *Double Garage*
- *Large Driveway*
- *Excellent Location close to Open Countryside*
- *Versatile Accommodation*
- *Prestigious South Swanage Location*
- *Must be Seen to Appreciate*
- *Wrap-Around Gardens*
- *Opportunity to Upgrade*

# The Accommodation

*The dining room is then accessed through the kitchen, where sliding glass doors beckon us into the garden. The dining room provides a separate area to enjoy more formal dining, and a large window allows plenty of sunshine to flood the room. Another archway leads to the living room, a spacious room which features a characterful Purbeck stone fireplace and sliding glass doors leading to the luxurious pool room. The living room provides ample space for a large sofa suite coffee table, and freestanding storage.*

*The sleeping accommodation comprises three well-proportioned bedrooms and the primary bedroom includes built-in wardrobes and an en-suite shower room. A family bathroom with both a corner bath and a shower cubicle, washbasin and WC serves bedrooms two and three.*

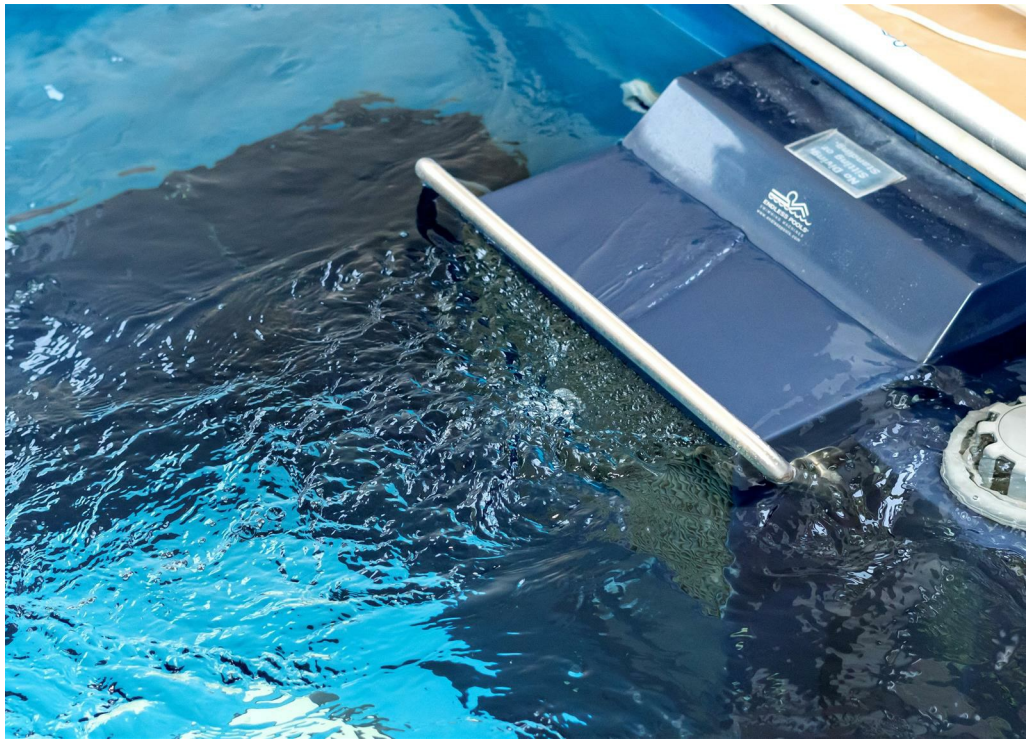
*A spacious extension houses the heated, Endless Pool for relaxation or excercise every day of the year - www.endlesspools.co.uk - and the dual aspect windows with sliding glazed doors allow light into the pool room and a view to the garden.*

*Outside, the property is enveloped in a lush wrap-around garden, with mature shrubs bordering and an established palm tree adding a coastal touch to the grounds. There is plenty of space for bistro dining furniture, a patio for sun-loungers and the opportunity to create your own tropical paradise.*

*Energy efficiency is also a key aspect of this property as the property benefits from an air-source heat pump and solar panels.*

*The property offers privacy and tranquility. It is located on one of the most desirable areas of Swanage; Russell Avenue is a quiet residential location with countryside and the stunning, natural Durlston Country Park and Jurassic coastline in close vicinity. The town boasting independent shops, restaurants, Victorian Pier and safe sandy beach is within easy reach.*

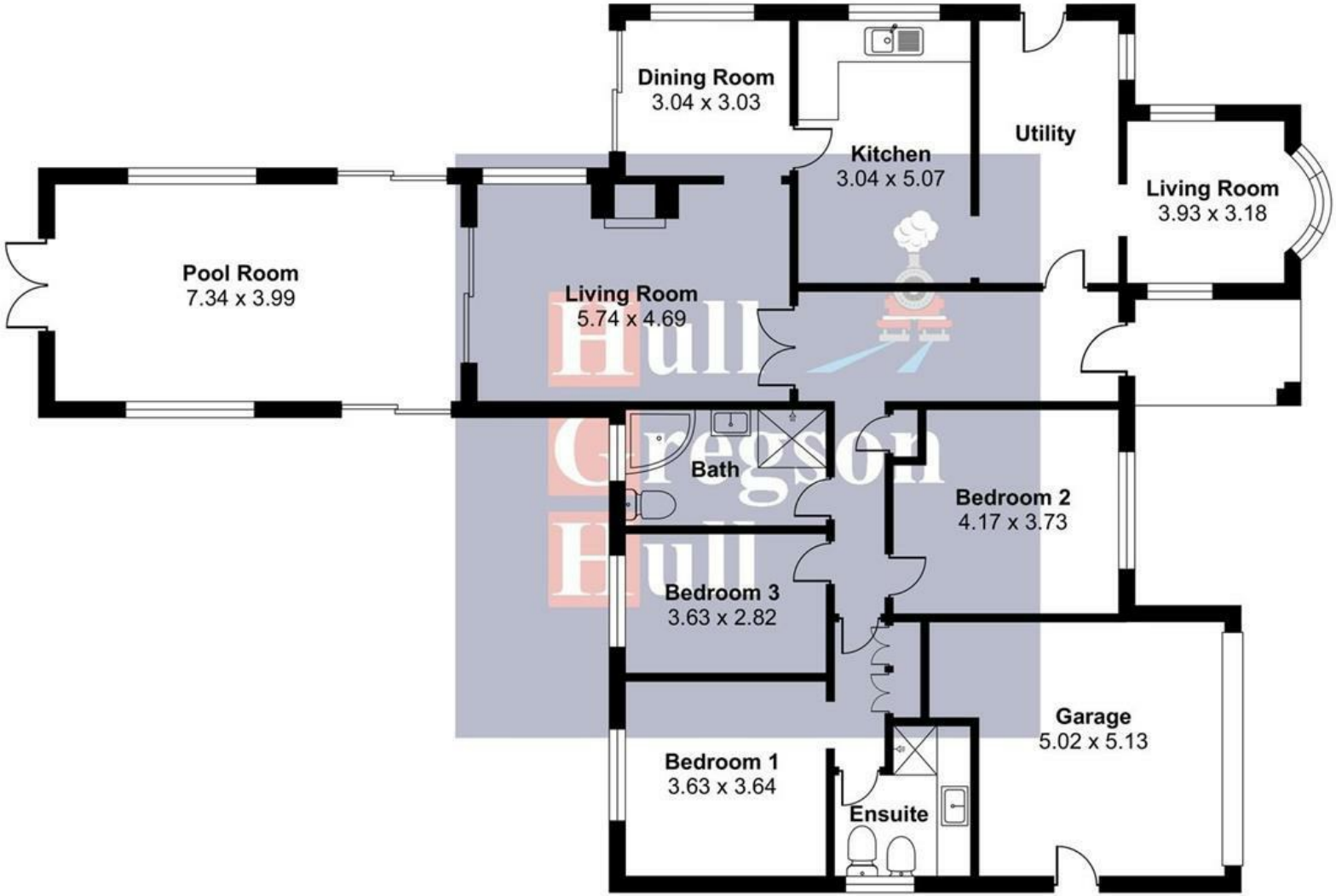
*With its Endless Pool, mature gardens, and generous proportions, this Purbeck stone bungalow truly must be seen to be fully appreciated. Arrange a viewing today to experience everything this exceptional home has to offer.*



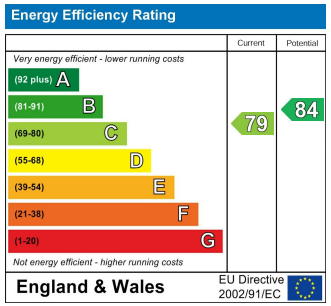
# Russell Avenue, Swanage, BH19 2ED

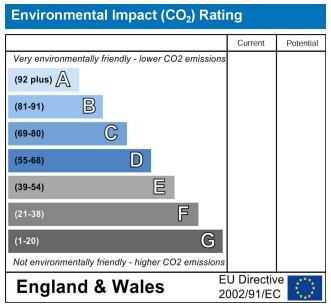
Approximate Total Area =2392.89 sq ft / 224.18 sq m

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.



Living Room 12'10" x 10'5"

Utility

Kitchen 9'11" x 16'7"

Dining Room 9'11" x 9'11"

Living Room 18'9" x 15'4"

Pool Room 24'0" x 13'1"

Bedroom One 11'10" x 11'11"

Ensuite

Bedroom Two 13'8" x 12'2"

Bedroom Three 11'10" x 9'3"

Bathroom

Garage 16'5" x 16'9"

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: Bungalow
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Air Source Heat Pump & Solar Panels
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.

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