



50 Ulwell Road  
Swanage, BH19 1LN



£995,000 Freehold



# 50 Ulwell Road

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- Four Bedroom Detached Home
- Large Driveway
- Spectacular Kitchen / Diner
- Superbly Presented Throughout
- Beautifully Landscaped Garden with Studio / Office
- Accommodation Over Three Floors
- Utility Room
- Four Bathrooms
- Garage
- Desirable Location





## Exceptional Four-Bedroom Detached Family Home in a Prestigious Coastal Location

Occupying a highly sought-after position in one of Swanage's most prestigious residential areas, this beautifully presented four-bedroom detached family home offers an outstanding combination of generous living accommodation, contemporary styling and versatile space, all within a short stroll of the beach and easy reach of Swanage town centre and its excellent range of shops, restaurants, schools and local amenities.

Thoughtfully extended and improved, the property is arranged over three floors and provides spacious accommodation ideally suited to modern family life. Upon entering, a welcoming entrance hall leads through to the principal reception rooms, which are presented to an exceptional standard throughout. The light and airy living room enjoys a delightful southerly-facing bay window, allowing natural light to flood the room throughout the day and creating a warm and inviting space in which to relax and unwind.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room with underfloor heating, a superb space designed for both everyday



living and entertaining. The kitchen is centred around a feature island, providing ample preparation space and informal seating, while the dining area comfortably accommodates family gatherings and social occasions. The feature log burner keeps this space nice and cosy during the cooler months. Bi-fold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces and making the most of the property's attractive garden setting.

Complementing the ground floor accommodation is a practical utility room with dedicated space for a washer/dryer, helping to keep household chores separate from the main living areas. There is also a contemporary ground-floor wet room, adding further convenience and flexibility for modern family living. The integral garage benefits from an electric roller door and provides useful storage space, secure parking, or potential for a variety of alternative uses, subject to any necessary consents.

The first floor offers three well-proportioned bedrooms, all presented in excellent decorative order. The generous third bedroom enjoys the added luxury of an en-suite shower room, making it ideal for guests, older children or visiting family members. The fourth bedroom, forming part of an extension, also has an ensuite shower room. Serving the remaining double bedroom (Bedroom Two) is a stylish family bathroom comprising a panelled bath, separate shower cubicle, wash hand basin and WC.

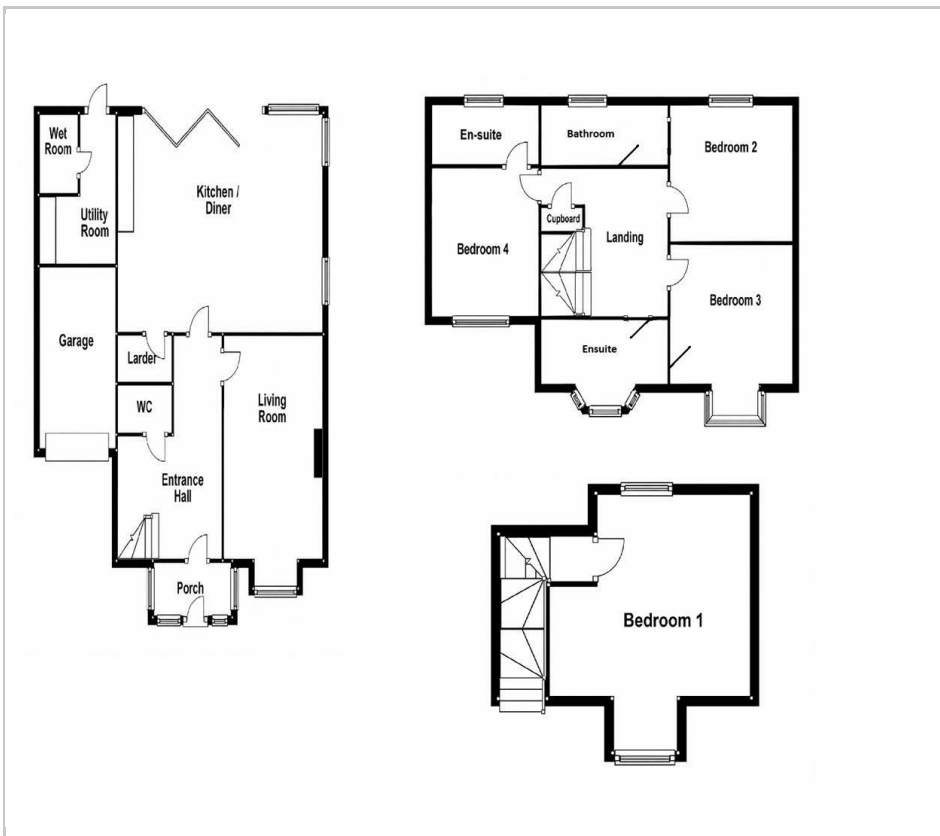
Occupying the entire second floor is the impressive principal suite, creating a peaceful and private retreat away from the rest of the home. This spacious room enjoys attractive views across Swanage and offers extensive eaves storage, ensuring that the accommodation is both functional and beautifully proportioned.



Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for multiple vehicles and complements the attractive frontage of the home. To the rear, the garden has been thoughtfully landscaped to create a superb family-friendly outdoor environment. An initial patio area provides the perfect setting for summer barbecues, outdoor dining and entertaining guests. A heated outdoor shower provides the perfect place to rinse off after a day at the beach. Steps lead to a raised lawned garden offering space for children to play or for keen gardeners to enjoy.

A particular highlight of the property is the detached garden studio/home office. Complete with power, lighting and a kitchenette, shower room, and snug, this versatile space could be utilised as a home office, gym, hobby room or teenage retreat, providing exceptional flexibility to suit a variety of lifestyles.

Combining spacious accommodation, high-quality presentation and a prime coastal location, this outstanding detached residence represents a rare opportunity to acquire a substantial family home in one of Swanage's most desirable settings. With the beach, town centre and beautiful coastline all within easy reach, this exceptional property is perfectly suited to those seeking a comfortable and stylish home by the sea.



**Ground Floor**

**Entrance Porch**

**Hallway**

**W.C**

**Living Room**

11'75 x 16'70 (3.35m x 4.88m)

**Open Plan Kitchen / Diner**

11'49 x 27'35 (3.35m x 8.23m)

**Utility Room**

7'8 x 18'35 (2.34m x 5.49m)

**Wet Room**

**Integral Garage**

7'80 x 17'8 (2.13m x 5.38m)

**First Floor**

**Bedroom Two**

36'1"26'5" x 39'4"19'8" (11'80 x 12'06)

**Ensuite**

**Bedroom Three**

11'08 x 1'76 (3.56m x 0.30m)

**Bedroom Four**

10'80 x 11'8 (3.05m x 3.56m)

**Family Bathroom**

**Second Floor**

**Bedroom One**

19'65 x 9'48 (5.79m x 2.74m)

**Outside**

**Garden Office / Out Building**

Garden studio Kitchen / Diner: 21'14 x 11'0

Additional Room 9'53 x 9'93

Shower Room

Snug

**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

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/](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		