



**Ulwell Road**  
Swanage, BH19 1QU

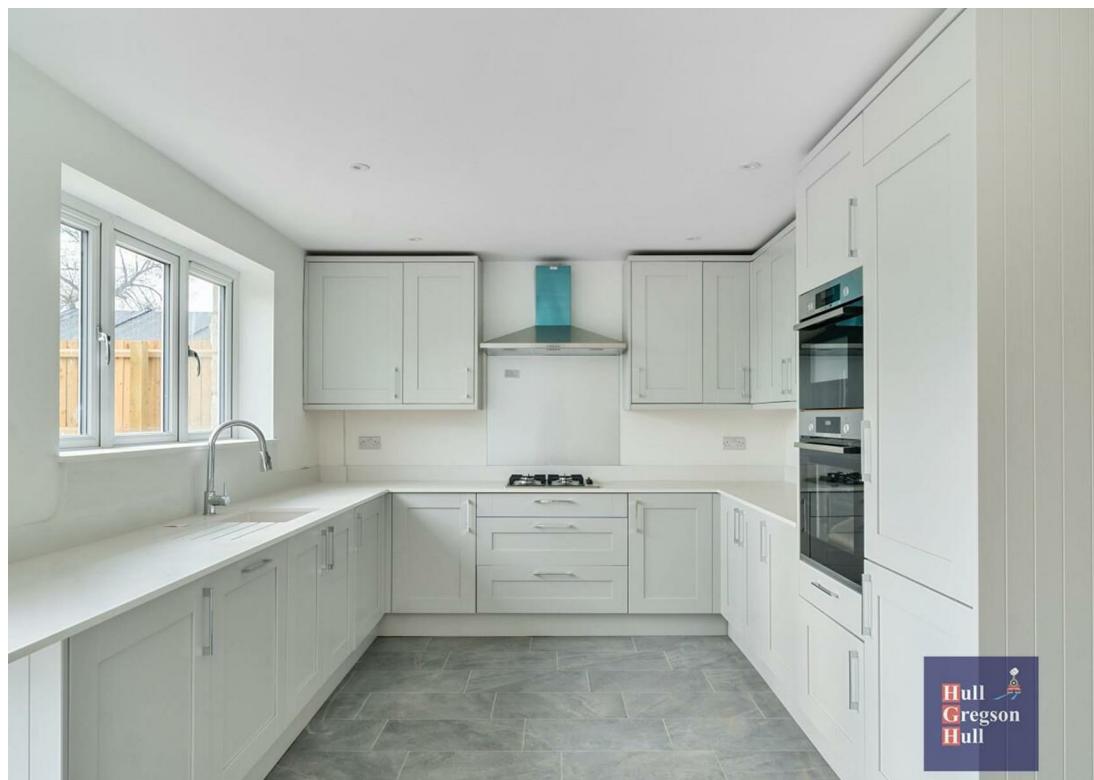
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**Hull**  
**Gregson**  
**Hull**

# Ulwell Road

Swanage, BH19 1QU

- New build - 10 year builders warranty
- Countryside Views To The Front & Back
- Five Bedrooms
- Large Kitchen / Breakfast Room
- Beautiful River Running Through The Garden
- Light & Airy
- Driveway For Multiple Vehicles
- Detached Family Home
- Desirable Area
- Close To Local Amenities





We are delighted to present this beautiful BRAND NEW property on Ulwell Road in the charming coastal town of Swanage. This modern FIVE BEDROOM home offers CONTEMPORARY living and NATURAL BEAUTY.



The ground floor boasts a generous kitchen equipped with a range of integrated appliances, ideal for culinary enthusiasts. Adjacent to the kitchen, the expansive living room features patios doors that seamlessly



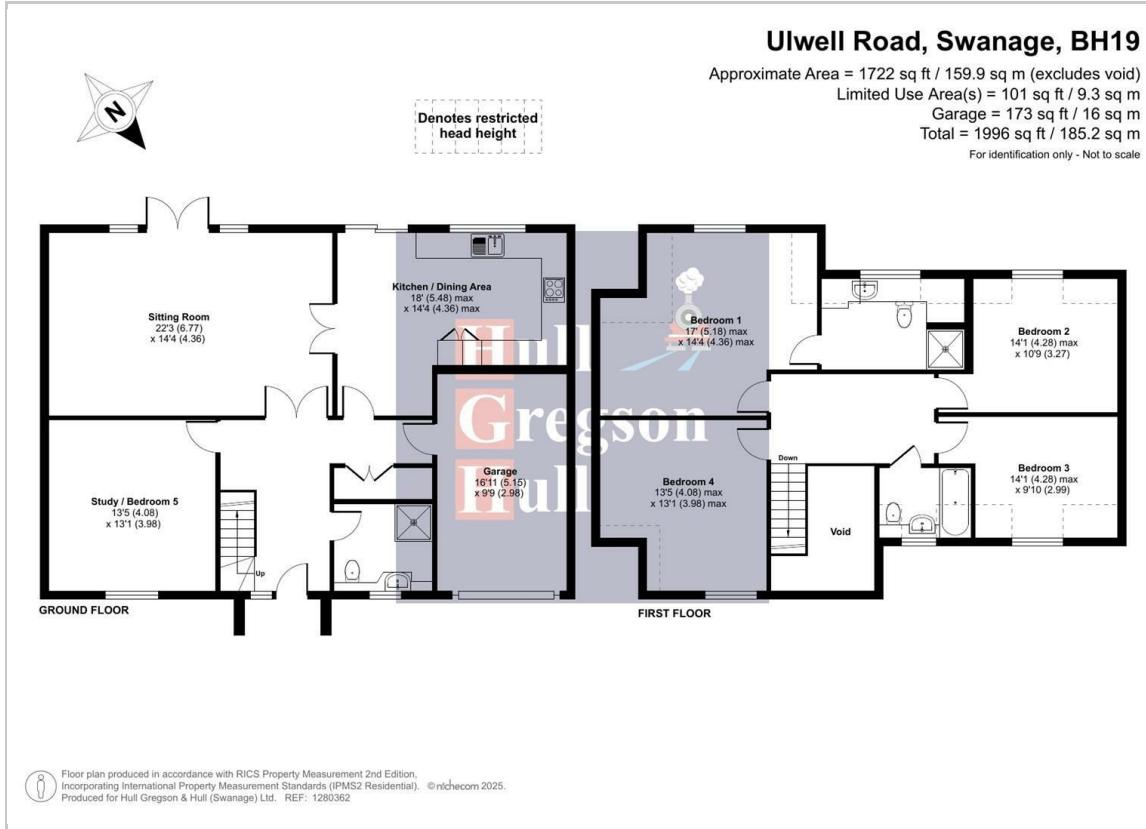
connect to the landscaped garden, creating an inviting space for relaxation and outdoor enjoyment. Additionally, a well-appointed shower room and direct access to the garage enhance the functionality of this level.

Ascend the first floor, where you will find four thoughtfully designed bedrooms, including a primary suite complete with private en-suite bathroom. Also a family bathroom on this floor serves the additional bedrooms ensuring ample space for family and guests.

One of the standout features of this home is the stunning views it offers, with a picturesque river flowing through the back garden, creating a serene backdrop for outdoor activities or simply enjoying the tranquillity of nature. A grate on the river ensures the garden is a wonderful place for children / grandchildren to play, especially during the warmer months.

This exceptional property is a rare find, combining contemporary design with practical living space, making it an ideal choice for families or professionals seeking a stylish home in a desirable location.





## Kitchen / Dining Area

18 x 14.4 (5.49m x 4.27m.1.22m)

## Sitting Room

22.3 x 14.4 (6.71m.0.91m x 4.27m.1.22m)

## Study / Bedroom Five

13.5 x 13.1 (3.96m.1.52m x 3.96m.0.30m)

## Garage

16.11 x 9.9 (4.88m.3.35m x 2.74m.2.74m)

## Bedroom One

17 x 14.4 (5.18m x 4.27m.1.22m)

## Bedroom Two

14.1 x 10.9 (4.27m.0.30m x 3.05m.2.74m)

## Bedroom Three

14.1 x 9.10 (4.27m.0.30m x 2.74m.3.05m)

## Bedroom Four

13.5 x 13.1 (3.96m.1.52m x 3.96m.0.30m)

## 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: Air Source Heat Pump

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 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

EU Directive 2002/91/EC

England & Wales

## 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

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