



19 Russell Avenue
Swanage | BH19 2ED



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 spacious extension houses a heated Endless Pool, complete with French doors opening directly into the wonderfully large mature garden, and is surrounded by dual aspect windows and sliding glass doors which allow one to enjoy the garden all year round whilst bathing in the pool.



The sleeping accommodation comprises three well-proportioned bedrooms and a family bathroom with both a corner bath and a shower cubicle. The primary bedroom also includes built-in wardrobes and an en-suite shower room for added convenience. Energy efficiency is also a key aspect, as the property benefits from an air-source heat pump and solar panels.

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.

This wonderful bungalow offers a rare combination of comfortable living, energy efficiency, and a prime position in one of Swanage's most desirable areas. Russell Avenue is located just a short distance from the stunning Durlston Country Park, and a similar distance from Swanage town centre and beach.

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



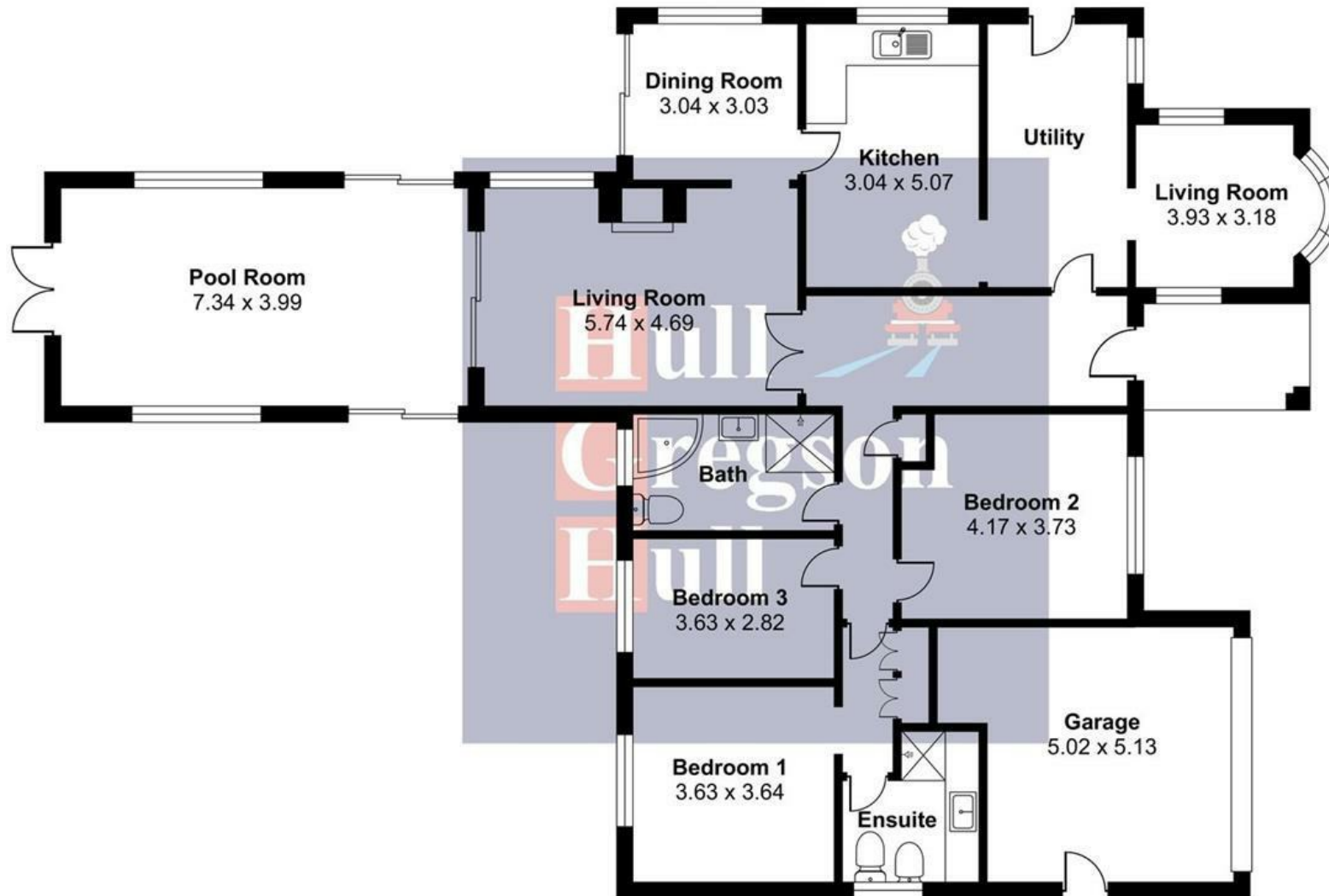




Russell Avenue, Swanage, BH19 2ED

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.

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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.



Hull Gregson & HullSwanage
7 Institute Road
Swanage
BH19 1BT
Tel: 01929 426655
Email: swanage@hgh.co.uk

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