

# Shottsford Close

Swanage, BH19 2LH

2 1 1 C

£385,000 Freehold

Hull Gregson Hull

# Shottsford Close

Swanage, BH19 2LH

- Two Double Bedrooms
- Purbeck Hill Views
- Pretty and Extensive Gardens
- Ample Parking and Garage
- Nestled in a Quiet Neighbourhood
- Ideal Renovation Project
- A Great Investment Purchase
- Sought-After Location
- Close to Countryside Walks and Local Amenities
- No Forward Chain


















Welcome to Shottsford Close, a quaint neighbourhood of bungalows and detached red brick homes with beautiful hill views. This two bedroom bungalow is an ideal canvas, boasting ample parking and a garage. The extensive gardens allow you to create your own private oasis, all whilst being just a short distance away from countryside walks and Swanage Town Centre.

Stepping through the front door into the hallway, we are greeted firstly by the kitchen. A practical and well-equipped room with sleek base and eye-level storage cabinets, modern granite-effect work tops and inset sink. The appliances in the kitchen are included as part of the sale to include a fridge, freezer, washing machine and cooker. The L-Shaped kitchen also has the benefit of a breakfast bar. A bright kitchen window



over the sink provides a lovely outlook whilst washing up. Adjacent to the kitchen is the reception room. This is an ideal place to create a family living area, with characterful Purbeck stone fireplaces surround in situ, creating a welcoming ambience in the room. Here there is plenty of space for a large cosy sofa suite, coffee table, TV and console, and extra space for storage or display units.

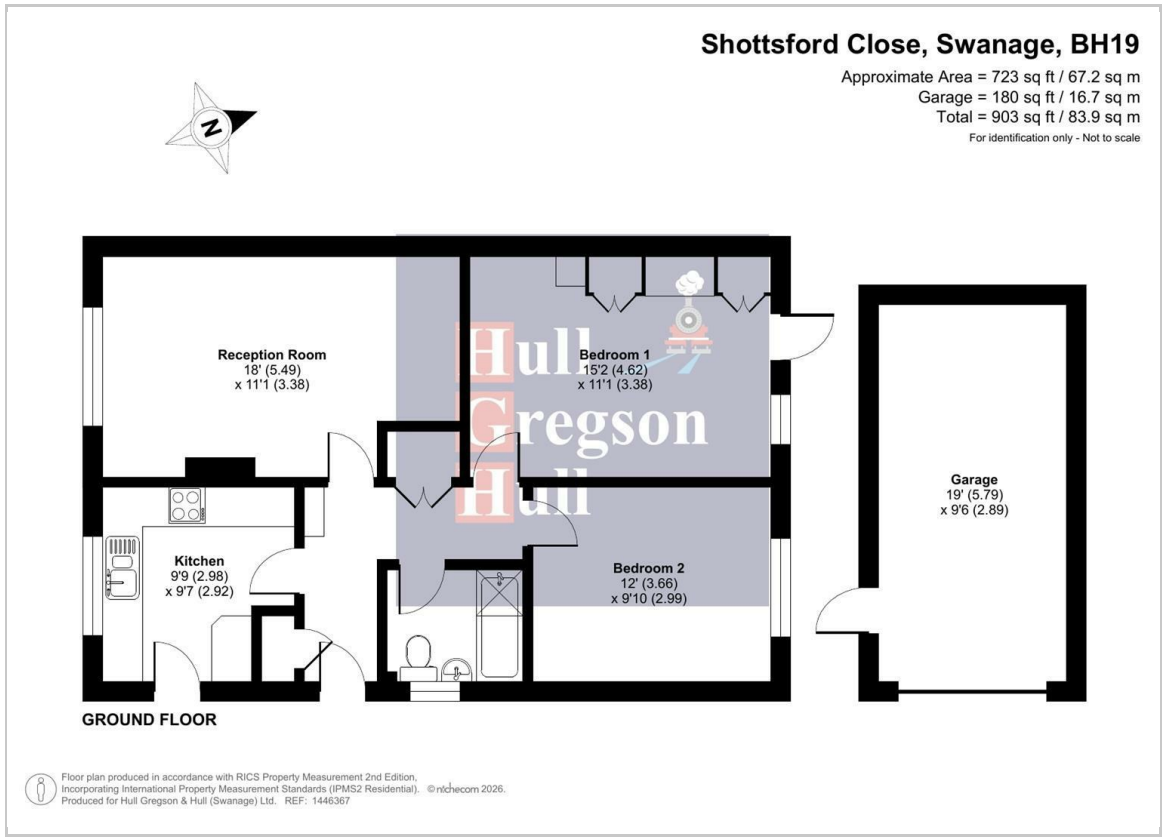
The hallway provides access to built in storage and leads us on to the family bathroom. This bright and clean space comprises a fitted panelled bath and shower over, W.C., and wash basin, all conveniently situated adjacent to the bedrooms. Bedroom one is a generous double bedroom with ample built in storage and access onto the decking. From here one can enjoy pretty views over the garden and far-reaching views towards the Purbeck Hills. Bedroom two is another good sized double, ideal as guest accommodation. There is plenty of room for a large double bed, and free-standing storage, and perhaps a desk to work from home whilst enjoying the outlook over the garden.

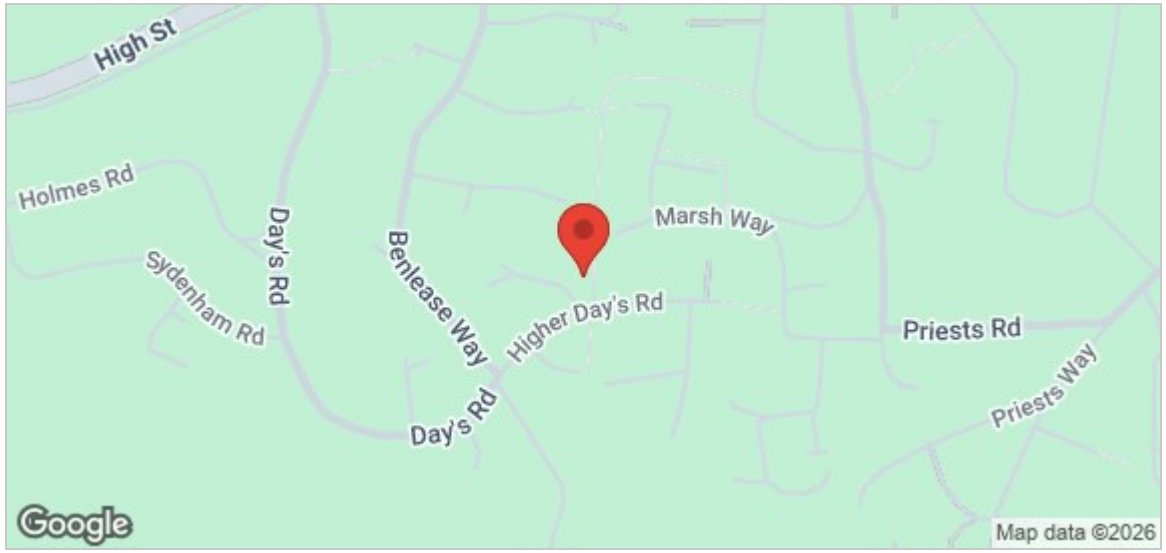


Outside, the property benefits from a large rear garden and patio, just waiting to be landscaped into a beautiful escape for you to enjoy. the winding rear garden is mostly laid to gravel and lawn, whilst compliments by the paved patio area, perfect for entertaining and barbeques in the warmer months.

The parking available could easily host several vehicles, and the garage (with light and power) provides an ideal place to keep garden tools, or beach equipment seeing as the award winning Swanage beach is close by.

Shottsford Close is located a short distance away from the main town centre in Swanage, close to local transport links and of course not far from coastal and countryside walks. The property is offered to market with no forward chain. Viewing is highly recommended




## Reception Room
18'0" x 11'1" (5.49 x 3.38)

## Kitchen
9'9" x 9'6" (2.98 x 2.92)

## Bedroom One
15'1" x 11'1" (4.62 x 3.38)

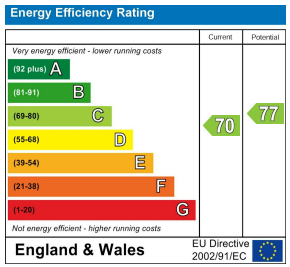
## Bedroom Two
12'0" x 9'9" (3.66 x 2.99)

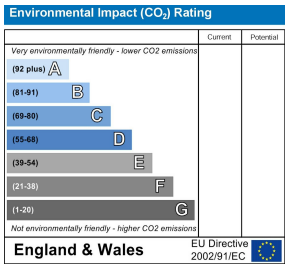
## Garage
18'11" x 9'5" (5.79 x 2.89)

## 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: Gas
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.




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