



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**A GENEROUSLY SIZED 5 BEDROOM HOUSE
LOCATED IN A POPULAR AREA OF SWANAGE
A SHORT WALK FROM THE BEACH.**



Argyle Road, Swanage, BH19 1HZ

PRICE £499,950



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Plan produced using PlanUp.

Location:

The property sits just off from the town centre of Swanage, within easy reach of its beaches and shops. Swanage itself has a variety of shops, cafes & restaurants plus the picturesque sea front & bathing beaches. Attractions include a steam railway which runs to Corfe Castle/Norden & the popular Mowlem Theatre. Being within The Purbecks there is an abundance of coastal walks & activities along the Jurassic Coast.

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The Property:

This 5 bedroom home offers an abundance of accommodation as well as a generously sized living area.

The property is entered through a green composite door into the entrance hall. The entrance hall features wood laminate flooring and has hangers for coats. There is also a radiator.

There is a WC conveniently positioned under the staircase at the end of the entrance hallway.

The Lounge/Diner is generously sized and has a bay window with upvc double glazing installed. There is a character brick fireplace with a multi fuel burner set into it. There is space for several sofas and a dining table.

The kitchen has matching units at base and eye level as well as an island of the same providing plenty cupboard space. There is space and plumbing for an under the counter dishwasher, washing machine and tumble dryer. Additionally, there is a seven ring gas range cooker set into a character brick chimney stack. There is a sink with side drainer set into the work surface below a wooden double glazed window.

The lean to extension provided an additional area to relax and has a velux window in the roof. There are a number of double glazed windows as well as french doors which give access to the garden.

Stairs lead up to the first floor landing which is split level and has a sliding door, mirror fronted cupboard and a radiator.

Bedroom one is a good double size and has a wooded double glazed window to the rear aspect of the property. There is also a radiator.

Bedroom 2 is of good double size and has built in wardrobes. There is a wooden double glazed window to the rear aspect of the property. There is a radiator.

Bedroom 3 is of double size and has a bay window with upvc double glazing and a radiator.

The bathroom has a 4 piece suite consisting of a WC, wash hand basin, free standing bath and a cubicle shower. There is a mirror fronted medicine cabinet above the wash hand basin and a heated towel rail. The bathroom benefits from being fully tiled and having spot lighting.

The second floor landing has a wooded velux window and gives access to bedroom 4 and 5.

Bedroom 4 is a good sized double bedroom and has a upvc double glazed window to the front aspect of the property with radiator beneath. There are also built in wardrobes.

Bedroom 5 is of single size and has a upvc double glazed window to the rear aspect of the property with a radiator beneath. There are also built-in wardrobes.

Garage & Parking:

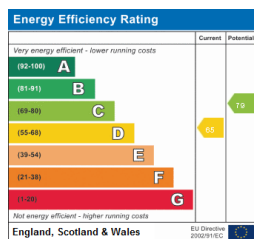
There is a single garage at the rear of the property.

Garden:

The property enjoys both front and rear garden. The front garden is walled with a gate for access to the street. The rear garden is bordered by a mixture of shrubbery and has a patio area ideal for outside entertaining immediately abutting the property. Further down the garden is an additional patio slab area and a door which gives access to the back of the garage.

Measurements:

Lounge	11'9" (3.60m) x 28'5" (8.68m)
Kitchen	14'01" (4.31m) x 14'08" (4.47m)
Bedroom 1	12'2" (3.71m) x 14'1" (4.30m)max
Bedroom 2	12'6" (3.83) x 10'3" (3.31m)max
Bedroom 3	15'4" (4.68m) x 9'11" (3.03m)max
Bedroom 4	15'5" (4.72m) x 9'10" (3.00m)max
Bedroom 5	9'9" (2.98m) x 10'2" (3.12m)max
Bathroom	8'5" (2.56m) x 5'00" (1.52m)
Sunroom	11'4" (3.47m) x 6'4" (1.93m)



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IMPORTANT NOTE: Nothing in these particulars should be deemed as a statement that the property is in good structural condition, nor that any services, appliances, equipment or facilities are in good working order or have been tested, nor that any accesses to the property are legal rights of way. Purchasers should satisfy themselves on such matters prior to purchase by means of enlisting professional advice on all items and whilst every care has been taken in the preparation of these particulars, their accuracy cannot be guaranteed and do not form part of any contract.