

Bay Crescent, Swanage BH19 1RB

£1,200,000

MOLLARO



Situated in one of Swanage's most favoured locations, this immaculately presented, recently renovated three double-bedroom detached home offers versatile accommodation arranged over two floors.

Designed and built by an award-winning local designer and builder, the property has been thoughtfully finished throughout and offers a number of features including a master bedroom with balcony, a ground-floor double bedroom and separate bathroom, off-road parking, underfloor heating to the ground floor and a low-maintenance garden.

Approached from the front along the side of the property, steps rise to the front door, which opens into a spacious entrance hallway. The hallway provides plenty of natural light, useful storage and views through to the principal rooms and garden.

The accommodation is particularly versatile. The main living space comprises a generous lounge/dining room, enjoying a south-facing aspect overlooking the garden. A feature gas fire provides a central focal point to the room.

From here, access leads into the well-equipped kitchen, which benefits from a range of appliances including an integrated dishwasher, washer/dryer, combination oven, double oven and four-ring Bosch induction hob, and a wine fridge. The kitchen is finished with quartz work surfaces and matching return, together with useful under-counter strip lighting.

From the hallway, there is also access to a further reception room, currently used as a sitting room but offering a variety of potential uses including a snug, dining room or reading room. Bi-fold doors open onto the patio area, which is enclosed by glass balustrading.

The ground floor also benefits from a double bedroom and separate bathroom, with underfloor heating running throughout the ground floor.

Stairs rise to the first floor, with the master bedroom positioned to the rear of the property. The bedroom benefits from built-in storage, eaves storage and space for additional freestanding furniture, together with pocket windows providing views over the surrounding countryside.

The master bedroom also provides access to the covered balcony, which has storage to either side and benefits from an attractive south-facing aspect, providing a lovely place to sit and enjoy the evening sun.

Continuing along the first-floor landing is a separate shower room, featuring a walk-in shower with rainfall showerhead, WC, wash hand basin and storage.

The landing also incorporates a useful home office area, providing space for a desk and chair and an ideal area for working from home.

The second double bedroom is positioned to the front of the property and benefits from built-in storage, eaves storage and views over the surrounding countryside.

Outside, the property benefits from a low-maintenance, south facing garden, with a raised patio area enclosed by glass balustrading, lawn, lower patio perfect for dining, flower beds and access towards the front of the property. To the front of the house there is off-road parking for two vehicles, together with additional on-street parking.

The property has been beautifully finished and presented throughout and is ready for its new owners to move straight into, offering an excellent opportunity to acquire a turnkey home in one of Swanage's peaceful and highly sought-after locations.

Viewings are strictly by appointment through Mollaro Estate Agents.



Key Features

- Newly Renovated Home
- Designed and Built by a Local Award-Winning Builder
- Immaculately Presented Throughout
- Flexible & Versatile Accommodation
- 3/4 Double Bedrooms
- Underfloor Heating
- Balcony with Countryside Views
- Low-Maintenance Garden
- No Forward Chain
- Viewings are strictly by appointment through Mollaro Estate Agents























ADDITIONAL INFORMATION

Dimensions
Please See Floorplan

Tenure
Freehold

Council Tax
Band E – Dorset Council



















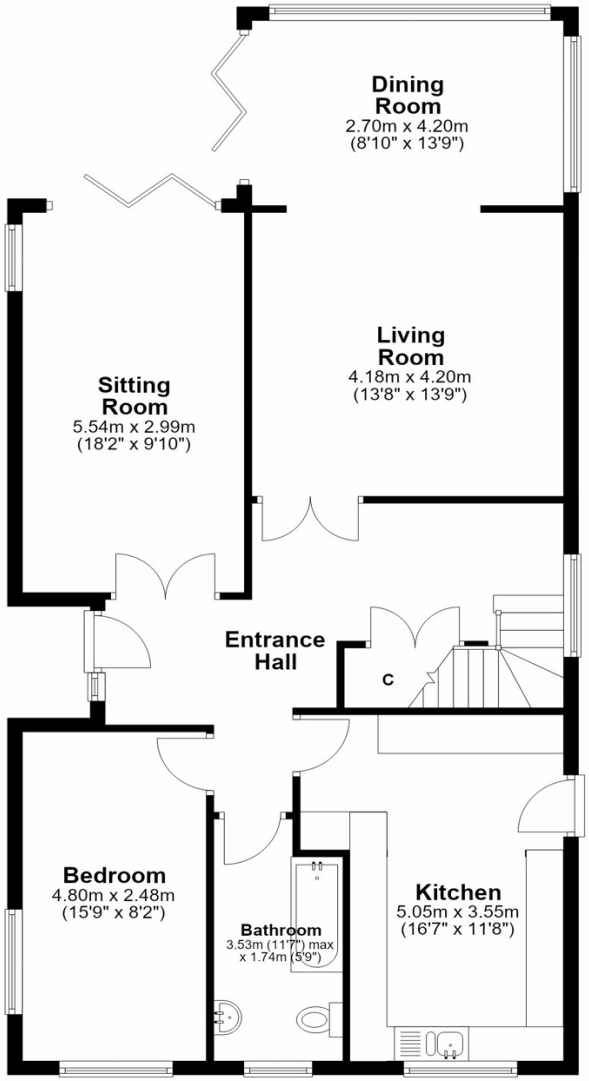




FLOORPLAN

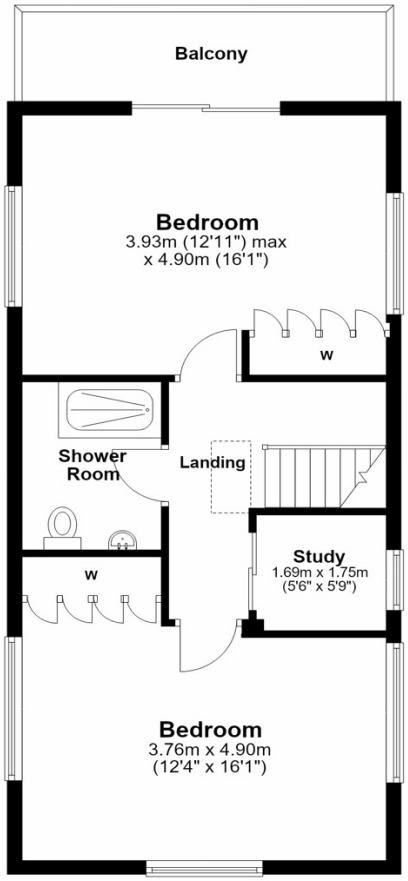
Ground Floor

Approx. 99.7 sq. metres (1072.7 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.6 sq. feet)
(excluding Balcony)

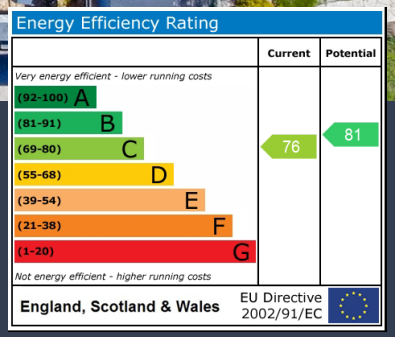


Total area: approx. 153.0 sq. metres (1646.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.







Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.