



**4 NEWTON MANOR CLOSE, SWANAGE**  
**£545,000**

This detached family house is situated in a quiet residential cul-de-sac, approximately three quarters of a mile to the West of the town centre, and within easy reach of local convenience store and other amenities. It was built during the early 1980s and has external walls of natural Purbeck stone under a pitched roof covered with synthetic stone tiles.

4 Newton Manor Close offers spacious family accommodation with the considerable advantage of an enclosed rear garden, integral garage with additional parking in front for one vehicle and a good sized attic room.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**VIEWING** By appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1JS**.

Property Ref NEW1767

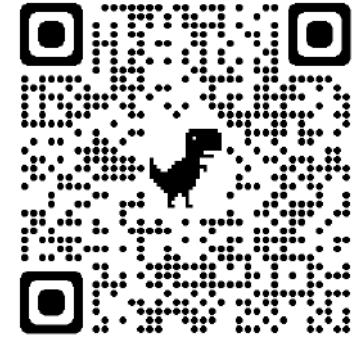
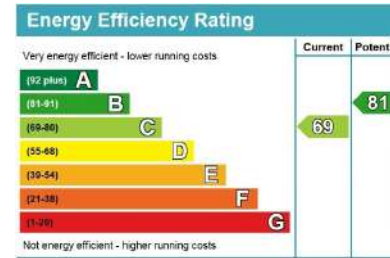
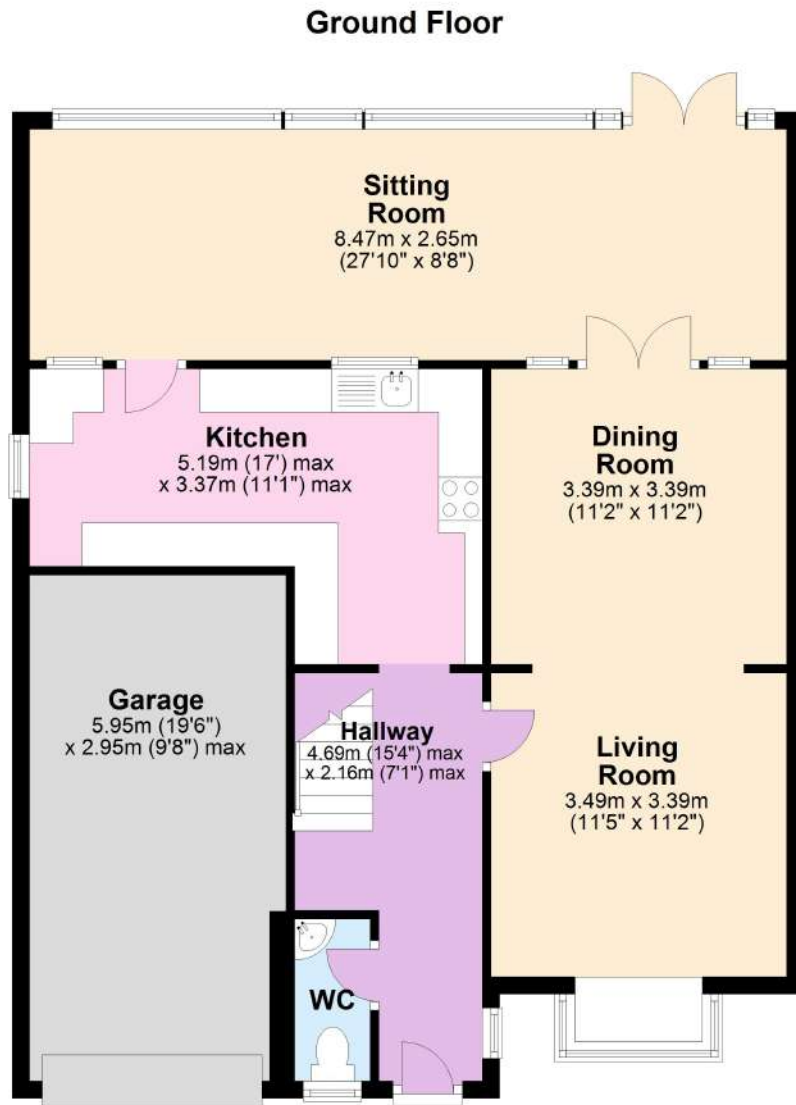
Council Tax Band E



The spacious entrance hall welcomes you to this detached family home and leads to the through living room/dining room. Double casement doors open to the spacious sitting room beyond, which spans the entire width of the property and leads to the enclosed, South facing rear garden. The kitchen is fitted with a range of light wood effect units, contrasting worktops, integrated gas hob, electric double oven and microwaves and has access to the sitting room. There is also a ground floor cloakroom.

On the first floor there are three double bedrooms, bedrooms one and two have the benefit of recessed wardrobes. Bedroom three is dual aspect and has access to the large attic room. The family bathroom is fitted with a white suite including bath with shower room. A spacious shower room with large walk-in cubicle completes the accommodation on this level.

Outside, the open front garden is mostly laid to lawn with mature shrubs and ornamental trees. The paved driveway leads to the integral garage and provides parking in front. At the rear the South facing garden is mostly laid to lawn with paved patio, mature shrub borders and timber garden shed. It is fully enclosed making a safe space for children and pets alike.



Scan to View Video Tour



Total Floor Area - Approx. 123m<sup>2</sup> (1,324 sq ft)

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4 Newton Manor Close, Swanage, Dorset, BH19 1JS

