



**6 NEWTON GRANGE CLOSE, SWANAGE**  
**£450,000 Freehold**



This modern semi-detached house is situated on a private estate about three quarters of a mile from the town centre and some 300 metres from local convenience store and other amenities. It was built to a high standard in 2011 and is of traditional cavity construction with attractive elevations of natural Purbeck stone under a conventional pitched roof covered with slate tiles.

6 Newton Grange Close offers stylish, modern accommodation immaculately presented throughout in neutral tones and has the considerable advantage of an easily maintained private garden and driveway with parking for 2 vehicles.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, sandy beach and is an attractive mix of old stone cottages and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5hrs) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks Ferry.

Property Ref NEW1814

Council Tax Band D



The entrance hall is central to the accommodation and welcomes you to this modern property. Leading off, spacious living room is dual aspect and has casement doors leading to the South facing rear garden. The kitchen/dining room is an equally spacious dual aspect room with ample space for a dining table and chairs. The kitchen area is fitted with a modern range of light units, contrasting worktops and integrated appliances. A cloakroom completes the accommodation on the ground floor.

On the first floor there are three bedrooms, bedroom 1 is a spacious double and has the benefit of an en-suite shower room with large walk-in shower. Bedrooms two and three are also doubles. The family bathroom is fitted with a white suite including bath with hand shower attachment over.

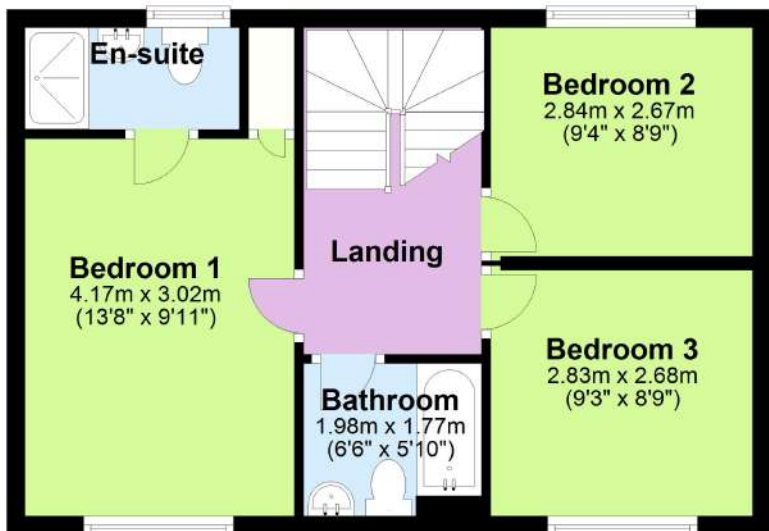
Outside, there is gated access at the side to the private rear courtyard garden with flower/shrub border, timber garden shed and storage units. The driveway provides off-road parking for 2 vehicles.

Viewings are strictly by appointment through the Sole Agents, Corbens, 01929 422284. The postcode for SATNAV is **BH19 2FD**.

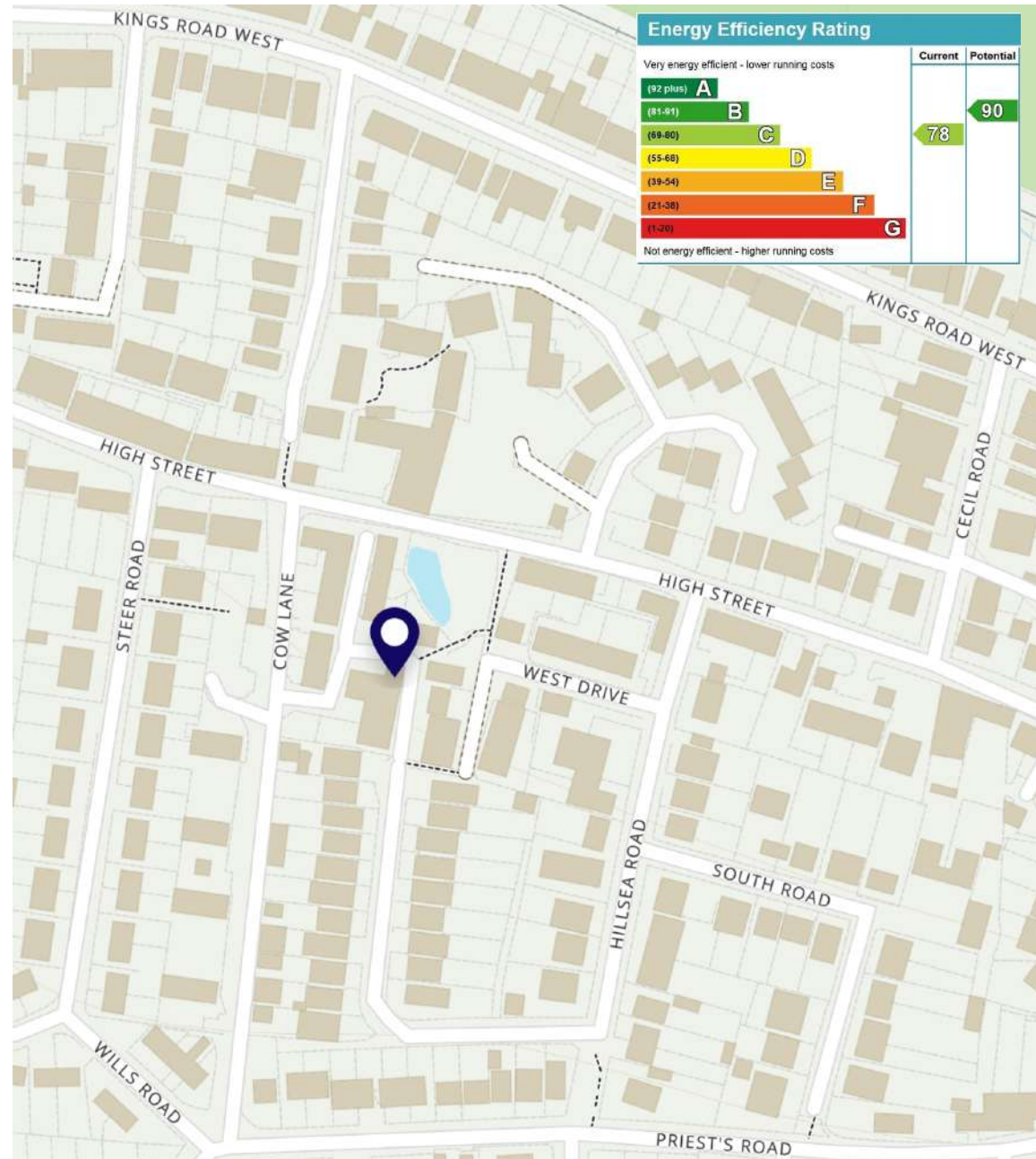
## Ground Floor



## First Floor



Total Floor Area Approx. 87m<sup>2</sup> (936 sq ft)



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