



22 GREENSANDS WAY, SWANAGE
£375,000 Freehold

This attractive semi-detached house is located on the recently built Compass Point Development situated on the northern edge of Swanage. Amongst the excellent features the property offers is the immaculate presentation and high energy efficiency. It is an ideal family home with St Marys Primary School and Days Park nearby, with easy access to open country walks, the seafront and beach.

Built in 2021 by Barratt Homes, the house is of traditional cavity construction, external elevations of brick with stone cladding to the front under a pitched roof covered with tiles and has the benefit of the remainder of a 10 year warranty.

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.

Please note there is an annual Estate Charge. For 2023 this was £407.93, in 2022 £338.07. The increased charge for 2023 was to cover planting trees, paths etc in the wild conservation area.

Property Ref: GRE1913

Council Tax Band C

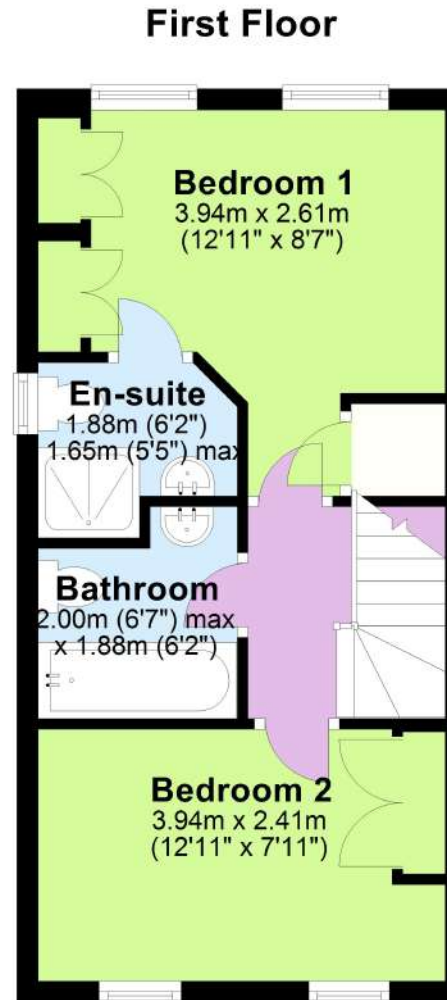
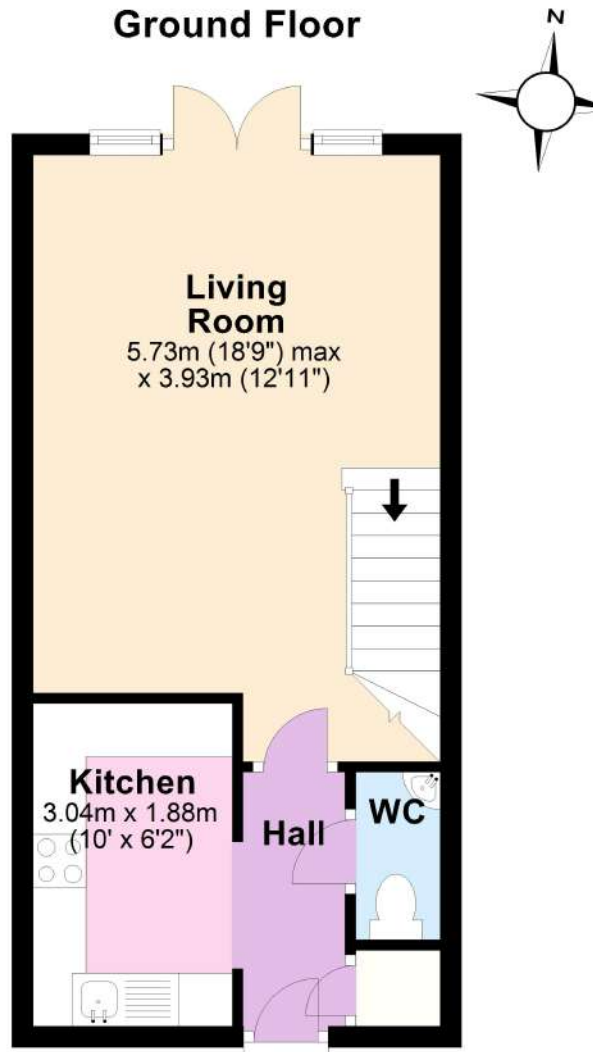


This stylish two bedroom home offers excellent well planned accommodation creating a light and spacious home. On the ground floor the entrance hall leads you to the generously sized open plan living/dining room. This room has double doors opening to the paved terrace, harmoniously blending the indoor/outdoor living space. The kitchen is fitted with a range of modern units in white with contrasting worktops and integrated appliances. A storage cupboard and cloakroom completes the accommodation on this level.

There are two bedrooms on the first floor, both with fitted wardrobes. The master bedroom has an en-suite shower room and is at the rear of the property overlooking the garden and has views of the Purbeck Hills in the distance. Bedroom 2, a second double, is at the front of the property. A family bathroom serves this bedroom.

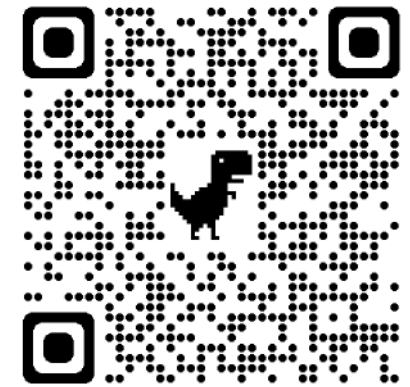
Outside, there is private parking for two vehicles in tandem at the front of the property. To the side of the house is gated access to the rear garden. This has been landscaped for ease of maintenance with two paved terraces to take advantage of the sun at all times of the day, a lawn section, coered area, pebbled flower bed and it is bound by fencing.

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



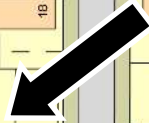
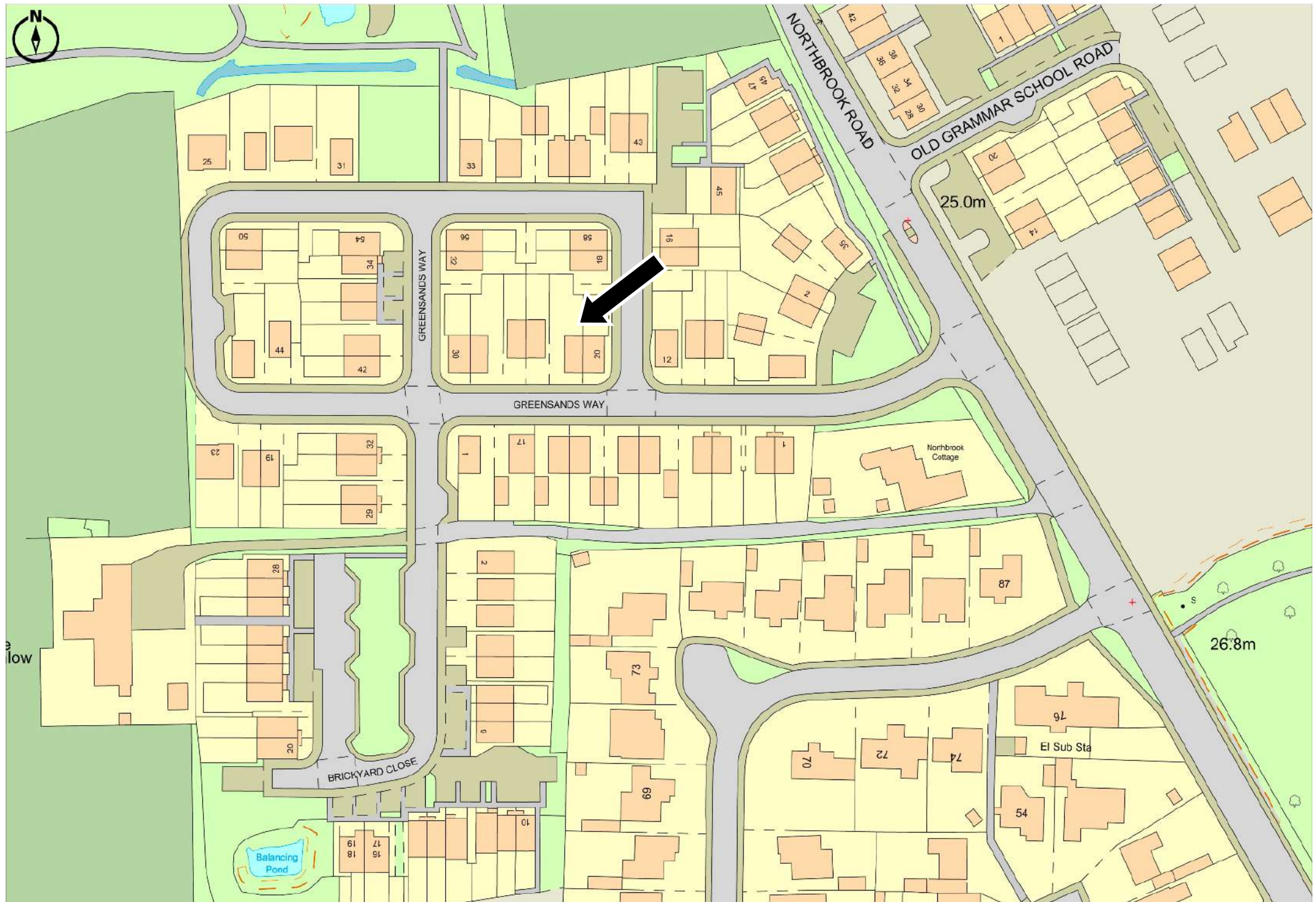
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total Floor Area
Approx. 66m² (710 sq ft)



Scan to View Video Tour





GREENSANDS WAY

NORTHBROOK ROAD

OLD GRAMMAR SCHOOL ROAD

25.0m

Northbrook Cottage

26.8m

BRICKYARD CLOSE

Balancing Pond

El Sub Sta

low

