



**56 GREENSANDS WAY, SWANAGE**  
**£435,000 Freehold**

This attractive semi-detached house is located on the recently built Compass Point development situated on the northern outskirts of Swanage. It was built in 2021 by Barratt Homes and is of traditional cavity construction with external elevations of stone under a pitched roof covered with tiles and has the benefit of the remainder of a 10 year warranty.

56 Greensands Way offers well planned family accommodation close to local primary school and open country and has the advantage of views of open country to the Purbeck Hills in the distance and an easily maintained enclosed garden and off-road parking for 2 vehicles. The property boasts over £15,000 worth of enhancements beyond the standard build, including quality kitchen appliances and fitted wardrobes.

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.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. The postcode **BH19 1FD**.



This immaculately presented family house offers excellent well planned accommodation creating a stylish modern home. The entrance hall is central to the accommodation and leads through to the spacious dual aspect living room. The open plan kitchen/dining room is fitted with a range of white units, complementing worktops, integrated appliances and glazed casement doors open to the enclosed garden. A cloakroom completes the accommodation on this level.

On the first floor there are three bedrooms. The principal bedroom, with fitted wardrobe has the advantage of views of the Purbeck Hills and an en-suite shower room with large walk-in shower. Bedroom two is also a good sized double with similar views to the main bedroom and a fitted wardrobe. Bedroom three is a good sized single, or would make an ideal home office. The family bathroom is fitted with a white suite including panelled bath with shower over.

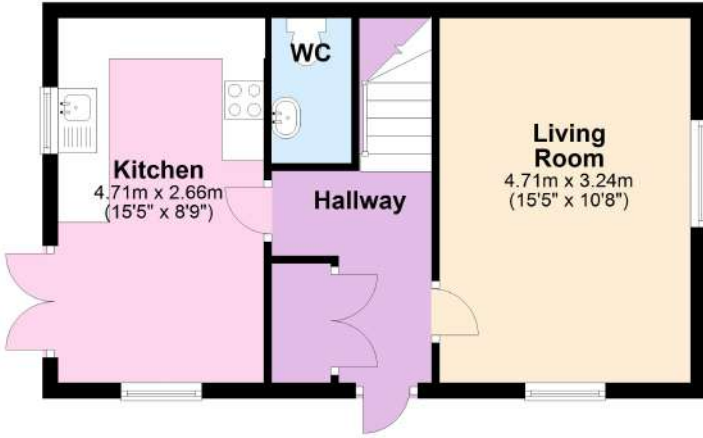
Outside, there is private parking for two vehicles in tandem at the side of the property. The enclosed garden is attractively landscaped with paved patio, gravelled section, resin deck area for ease of maintenance.

**Please note** there is an annual Estate Charge, which amounts to £307.74 for 2024/2025.

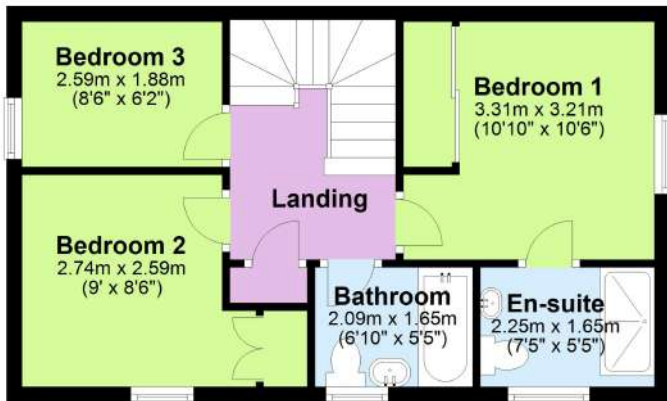
Property Ref GRE2060

Council Tax - To be Assessed

### Ground Floor



### First Floor



Total Floor Area Approx. 78m<sup>2</sup> (840 sq ft)



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

