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FOR SALE

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Bonfields Avenue

Swanage, BH19 1PL

4 2 3 C

£715,000 Freehold

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Bonfields Avenue

Swanage, BH19 1PL

- Fine Detached Residence
- Three/Four Bedrooms (One with Shower Room En Suite)
- Sumptuous Living Room with Log Burner
- Well-Arranged Kitchen
- Flexible Accommodation
- Ideal Location near Primary/Pre School, Parks and Beach
- Parking for Several Vehicles plus Covered Parking
- Large Rear Garden
- Character Features Retained
- Fibre Broadband





Approached via a broad private driveway, this handsome 1950s detached residence occupies a desirable position on Bonfields Avenue, within easy reach of Swanage's award-winning sandy beaches.

The property retains the architectural features of its era, including attractive traditional bay windows and generously spaced accommodation. Upon entering the property, we are welcomed firstly into the main entrance hall complete with polished parquet flooring which lends a sense of refinement and period character to the home. Conveniently, the hallway leads initially to the ground floor cloakroom, comprising W.C., and wash basin. Opposite the cloakroom is the study, a spacious reception room with feature bay window to flood the room with sunlight. This is an ideal space for a home office, or a spare bedroom for guests.

Further along the hallway is the main living space which flows into the dining room and kitchen. The living room is exceptionally spacious and bright, with feature log burner creating the heart of the home. The living room provides plenty of room for large sofa suits and freestanding storage.



At the far end, glazed sliding doors open onto the garden, drawing the eye towards the greenery beyond and providing a seamless route outside during the warmer seasons.

From the sitting room, the accommodation leads directly into the formal dining room, where there is ample space for a large family dining table. The arrangement lends itself equally well to intimate family meals and occasions with guests, with the adjoining spaces allowing conversation to continue naturally throughout the ground floor.

The kitchen lies beyond, creating a sociable sequence of rooms that gives the house its distinctly welcoming character. Dark floor tiles provide a rich contrast to the cream cabinetry, whilst traditional-style wooden worktops introduce warmth and texture. A modern eight-ring range cooker takes pride of place, accompanied by a central breakfast island and extensive base and eye-level storage. A dishwasher and washing machine are incorporated within the arrangement, ensuring the room is well suited to everyday family life.

A separate study provides a discreet workspace away from the principal reception rooms and offers considerable flexibility according to the requirements of its occupants.

Ascending to the first floor, three bedrooms provide comfortable accommodation, with the principal bedroom enjoying its own en-suite facilities. Further bedrooms offer versatility for children, guests or additional dressing space, while the family bathroom completes the upper level.

The gardens provide an attractive extension to the accommodation. Mature planting gives the grounds an established quality and a degree of seclusion, with the lawn and surrounding greenery offering an idyllic setting for summer lunches, afternoon drinks or quiet moments in the sunshine.

The driveway affords plentiful parking, with the car port providing additional covered space.

The position is a key feature of the property, with the sandy shores of Swanage within a short stroll and the town's shops, cafés, restaurants and everyday amenities close by.

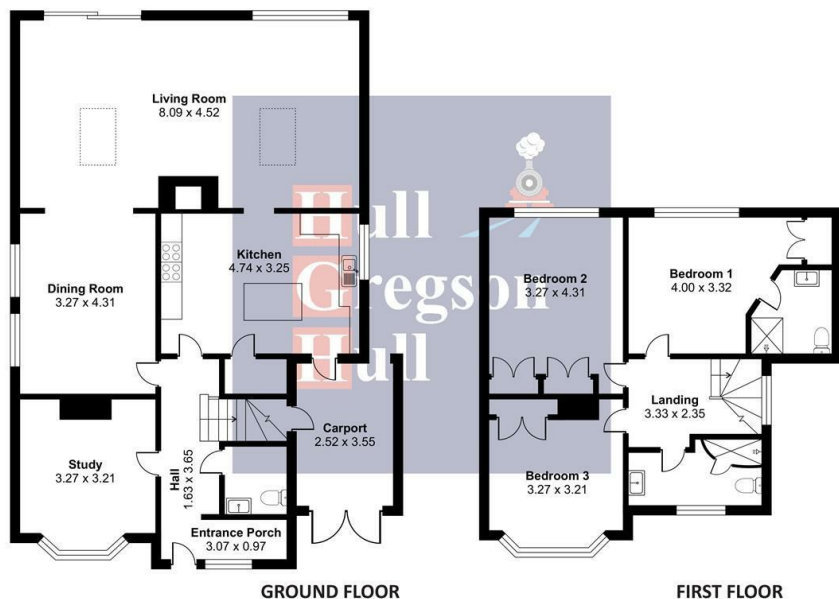
A characterful 1930s residence with refined interiors, excellent proportions and an enviable coastal setting, offering a relaxed and highly desirable way of life in Swanage.



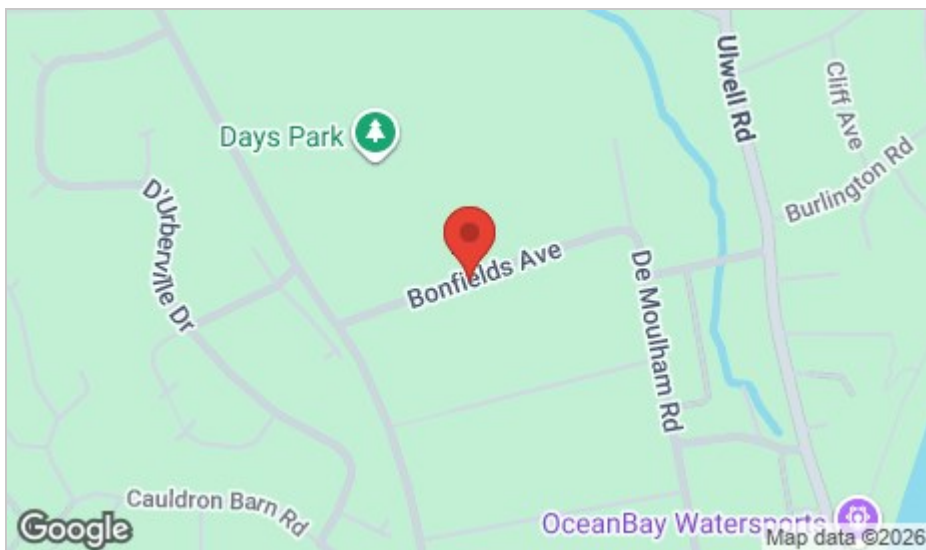


Bonfields Avenue, Swanage, BH19 1PL

Approximate Ground Floor Area = 1093.33 sq ft / 102.43 sq m
Approximate First Floor Area = 602.22 sq ft / 56.42 sq m
Approximate Total Area = 1695.55 sq ft / 158.85 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Entrance Porch 10'0" x 3'2" (3.07 x 0.977)

Hall 11'11" x 5'4" (3.65 x 1.63m)

Study/Bedroom Four 10'8" x 10'6" (3.27m x 3.21m)

Dining Room 14'1" x 10'8" (4.31m x 3.27m)

Living Room 26'6" x 14'9" (8.09m x 4.52m)

Kitchen 15'6" x 10'7" (4.74m x 3.25m)

Landing 10'11" x 7'8" (3.33m x 2.35)

Bedroom One 13'1" x 10'10" (4.0m x 3.32m)

En Suite Shower Room

Bedroom Two 10'8" x 10'6" (3.27m x 3.21m)

Bedroom Three 11'0" x 10'6" (3.37m x 3.21m)

Family Shower Room

Car Port 11'7" x 8'3" (3.55m x 2.52m)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. We are advised that the property has fibre broadband via Trooli.

Property type: Detached House

Property construction: Standard

Tenure: Freehold

Council Tax: Band F

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

