



Rabling Road

Swanage

BH19 1ED

**SUBSTANTIAL 4 BEDROOM FAMILY HOME IN POPULAR
LOCATION WITH OFF ROAD PARKING & GARDEN A SHORT
WALK FROM THE TOWN & BEACH**

Guide Price £895,000

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Rabling Road is a popular family location, set back from the main road into Swanage. An easy flat walk will take you into the town or beach and all amenities. Most local schools are within walking distance with buses taking senior school students through to Wareham or local colleges. The Football Club, Cricket Club, Tennis Courts and Bowls Club are all within easy access as is the Skate Park and King George's Recreation Park.

A Storm Porch covers the Front Door which opens into the Entrance Hallway providing access to living accommodation, stairs and a ground floor cloakroom with w.c. and washbasin. The Sitting/Dining Room is a large space easily accommodating comfortable seating, dining table and chairs, French doors open onto the garden terrace whilst a second set of sliding patio doors open into a sizeable south facing conservatory, which in turn has French doors onto the garden. A second door from the conservatory opens into what was the garage, which the current owners have converted into a study/office/guest bedroom, a very versatile and useable room.



The Kitchen/Breakfast Room has a good selection of wall and base units with plenty of work surface, inset with sink. There is a freestanding double oven electric cooker with extractor hood over and space for full size upright fridge/freezer. There is ample space for a breakfast table and chairs and patio doors which open onto the rear garden, a lovely bright room to start the day. A separate Utility Room has services for washing machine and tumble drier along with some storage, the rear door from here opens into the garden.

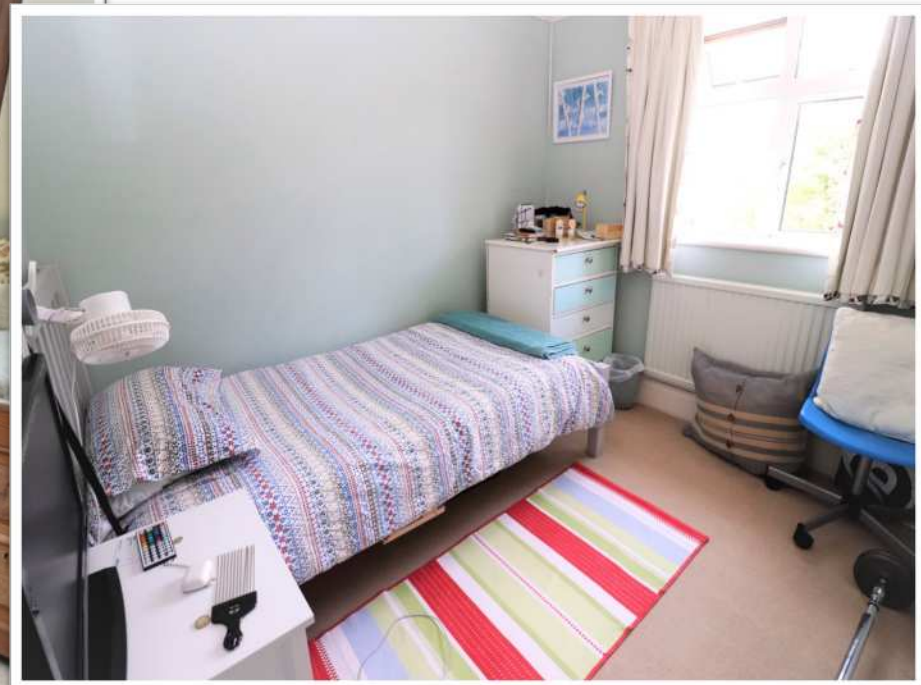
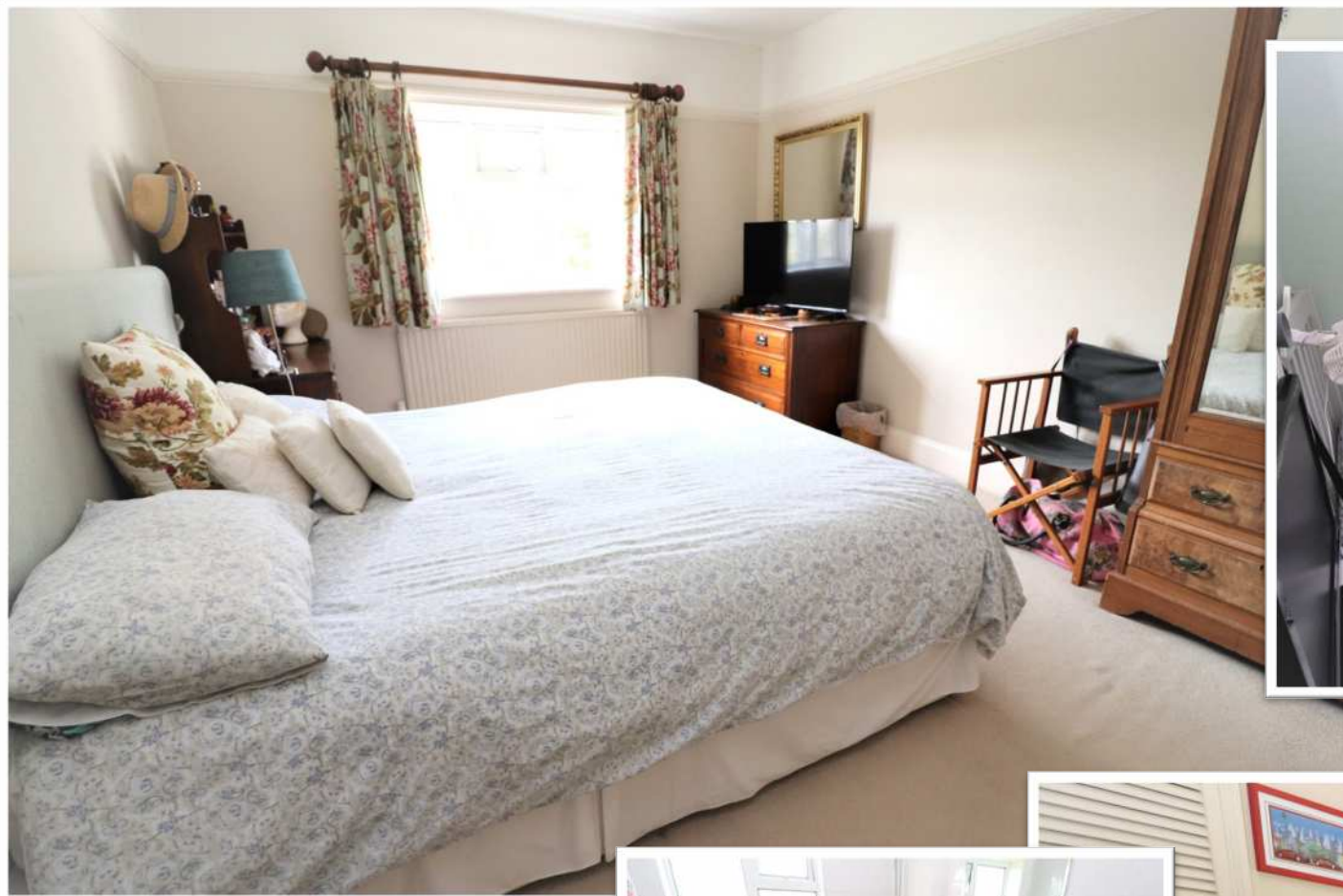




Stairs lead up to the first floor Landing, 4 south facing bedrooms and family bathroom. The Master Bedroom is a large double room with ample space for wardrobes and storage. Bedroom 2 is another double with built in double wardrobes, Bedroom 3 runs the depth of the house and is ideal as a bedroom to combine a study area or to make a twin room for sharing children. Bedroom 4 is a great single or bunk bedroom again having built in double wardrobe. The Family Bathroom consists of bath with overhead shower and curtain, wash basin with vanity under, w.c. and heated towel rail.

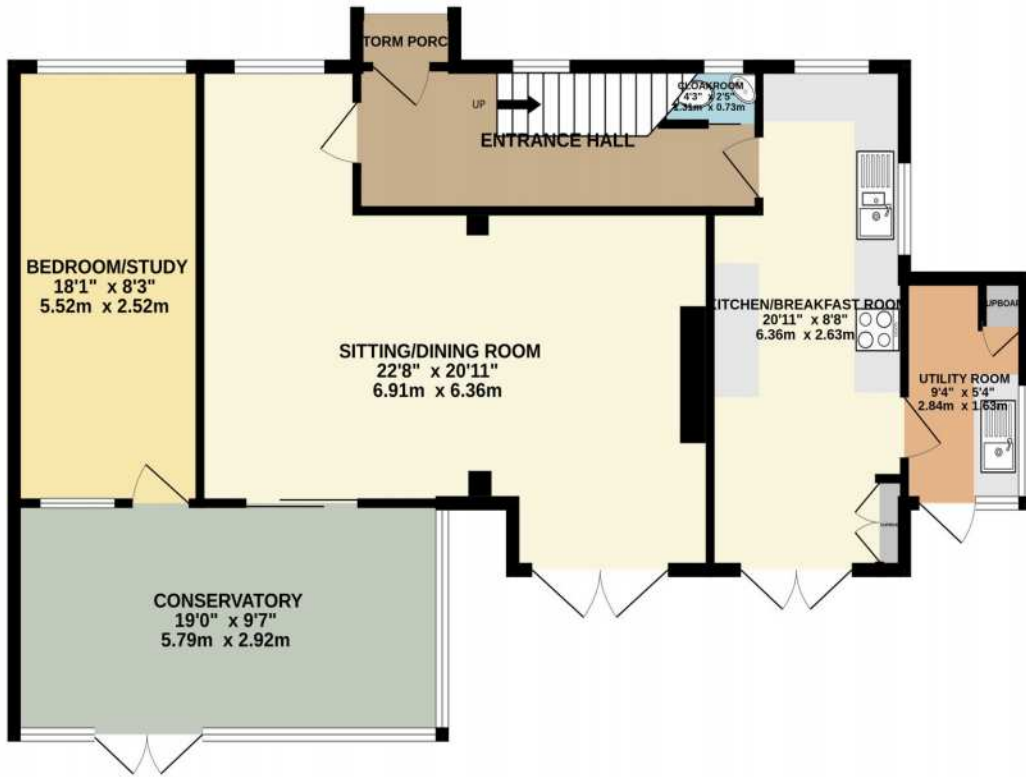


Outside – The front of the property is enclosed by a low stone wall with open gateway to drive where there is ample parking for 2/3 vehicles. Established shrubs within a raised border screen the property from the roadside. The rear garden is mainly lawn, again with trees and shrubs softening the boundaries providing privacy and seclusion. The garden is separated into two areas one of which would lend perfectly to vegetable growing having garden sheds and would easily accommodate a greenhouse.





GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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