





Nightingale Drive

Broadwey, Weymouth DT3 5ST

- Semi Detached Family Home
- Spacious Living Room
- Two Conservatories
- Contemporary Shower Room
- Off Road Parking
- Three Bedrooms with En Suite to Main
- Fitted Contemporary Kitchen / Diner
- Ground Floor Cloakroom
- Separate Annex Style Accommodation
- Low Maintenance Rear Garden

Price £287,500 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Living Room
11'2" x 17'1"

Kitchen / Diner
14'5" x 8'10"

Conservatory
8'6" x 8'10"

FIRST FLOOR

Bedroom One
8'2" x 11'6"

En-Suite
3'7" x 3'11"

Bedroom Two
8'3" x 11'4"

Bedroom Three
8'2" x 5'11"

SEPARATE LIVING ACCOMMODATION

Living Room
7'10" x 7'3"

Bedroom
7'10" x 8'2"

Conservatory

OUTSIDE

Front Driveway

Rear Garden

We are pleased to introduce this semi-detached property to the market, which is situated within the Broadwey area of Weymouth. This family home has three bedrooms, spacious lounge, fitted contemporary kitchen / diner, conservatory, modern shower room, additional annex style accommodation with second conservatory, low maintenance rear garden, off road parking and garage.

The ground floor comprises an entrance hallway with cloakroom/WC, spacious living room, kitchen / diner with a selection of contemporary wall, base level and full height units with integral units and canopy. There is space for additional kitchen appliances including an American-style fridge freezer and plumbing for a washing machine. An opening then flows into a conservatory, offering additional dining space and a pleasant outlook onto the rear garden.

On the first floor, the light and airy landing hosts doors to three bedrooms and family shower room. The main bedroom, a good sized double, enjoys an en-suite shower room. The secondary bedroom benefits from a fitted storage cupboard whilst bedroom three is a reasonable sized single. The shower room has been recently fitted to a contemporary design and boasts a fitted wash hand basin and WC, double width shower cubicle with mains power shower and additional attachment.

Externally, there are two off-road car parking spaces in the form of a driveway, although the vendors also advise us that there is additional parking available. To the rear of the garage door is an additional area converted by the current vendors to provide further living space including a sitting room and bedroom with power and light. Built on the side, a second conservatory provides another place to enjoy the garden. The low maintenance, rear garden is westerly facing, enjoying the sun for majority of the day. It is predominately laid to patio and shingle with pleasant planting to the borders.

The property is situated in the sought-after residential location of Broadwey. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond. The property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

The vendor informs us that, in the past, planning permission was granted for a side extension to the property. This has now lapsed.







Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **D**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.