



Instinct Guides You



## Nightingale Drive, Weymouth £310,000

- Extended Detached Bungalow
- Garage and Parking
- Low Maintenance Garden
- Two Bathrooms
- Three Bedrooms
- Conservatory
- Extensive Accommodation
- Peaceful Cul-de-Sac Position



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This extended three bedroom bungalow with garage and parking sits within a peaceful cul-de-sac in Broadway. The property enjoys two bathrooms, a low maintenance garden and additional utility with a range of amenities nearby and transport links between Weymouth and Dorchester.

Two parking spaces front the home with one in front of the garage door, a bricked wall borders the property with low maintenance front garden; front door and porch center the home.

Inside, a conservatory sits within the heart of the home - a pleasant space with views over the garden flowing seamlessly into the living room/diner. Generous proportions accentuate the living space with ample room for an array of furnishings. The accommodation bends round with a kitchen to the left and family shower room to the right. To the end of the corridor, Bedroom Three provides a suitable guest space but additionally functions as an office or study. Adjacent, Bedroom Two enjoys direct access to the garden via a door as well as proportions as a double room.

The other side of the home hosts the principle suite - A spacious double room with en-suite bathroom and plentiful storage. Behind, a large utility, accessed via the garden, provides extensive floorspace for laundry facilities as well as storage whilst seamlessly incorporating the garage as a potential workshop.

The courtyard garden is completely private thanks to the property's unique shape with low maintenance patio areas for relaxation. A lean-to style side access provides further sheltered storage.



Room Dimensions

Living Room/Diner 15'7" max x 19'0" max (4.77m max x 5.80m max)

Conservatory 13'4" x 9'4" (4.08m x 2.85m)

Bedroom One 12'9" x 10'6" (3.91m x 3.21m)

En-Suite Bathroom 11'5" x 4'1" (3.50m x 1.26m)

Bedroom Two 11'8" x 8'3" (3.56m x 2.54m)

Bedroom Three/Office 8'4" x 8'4" (2.55m x 2.55m)

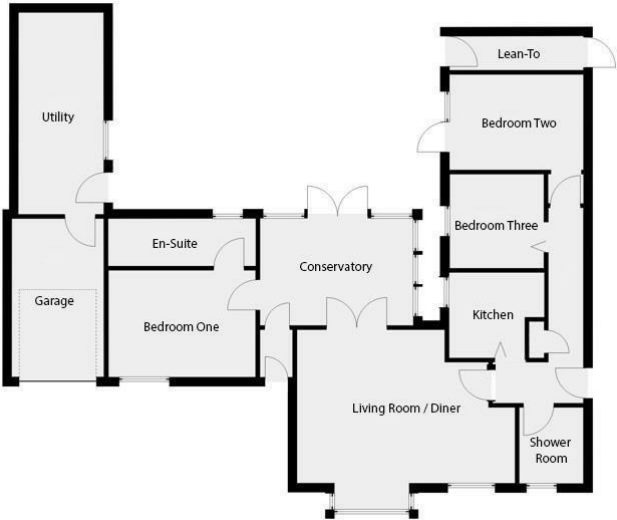
Kitchen 8'3" max x 7'5" max (2.53m max x 2.27m max)

Family Shower Room 6'7" x 5'9" (2.02m x 1.76m)

Garage 15'11" x 8'0" (4.87m x 2.45m)

Utility 17'7" x 7'4" (5.37m x 2.26m)

Lean-To/Storage



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.