



Instinct Guides You



Nightingale Drive, Weymouth £300,000

- Detached Bungalow
- Garage & Parking
- Low Maintenance Garden
- Modern Throughout
- Cul-de-sac Position
- Close To Train Station & Bus Route



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Situated in Broadway, this two bedroom detached bungalow offers a garage, parking and an enclosed low maintenance garden. The property provides well presented and versatile accommodation including two bedrooms, a modern kitchen, a contemporary shower room and a spacious sitting and dining room. The location is well placed for local amenities, schools, bus routes and TRAIN STATION, making it a practical choice for a range of buyers.

Stepping inside an entrance hallway gives access to the rooms. The lounge/diner is positioned to the front, a superb space for dining and entertainment, the room also features a sliding door out to the garden. A feature fire provides a focal point to the room.

The kitchen is fitted with a range of units and integrated appliances, including an oven and hob, with additional space for further white goods.

The property comprises two bedrooms: the master is a double with ample space for furniture, while the second is a generous single. The modern shower room features a walk-in shower, wash basin, and toilet.

The rear garden is fully enclosed and designed for low maintenance, featuring an artificial lawn, planted borders, and a decked seating area ideal for entertaining. A shed offers additional storage, and the garage is conveniently located adjacent to the bungalow.



Room Dimensions

Kitchen 8'7" max x 8'1" max (2.64m max x 2.48m max)

Lounge/Diner 16'2" max x 13'7" max (4.93m max x 4.16m max)

Bedroom One 12'0" x 8'4" (3.66m x 2.55m)

Bedroom Two 8'8" x 8'6" (2.66m x 2.61m)

Bathroom 7'0" max x 5'8" max (2.14m max x 1.74m max)

Garage



| Energy Efficiency Rating | |
|---------------------------------------------|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 67 | 78 |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|-----------------------------------------------------------------|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| 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.