



Instinct Guides You



## Nightingale Drive, Weymouth £325,000

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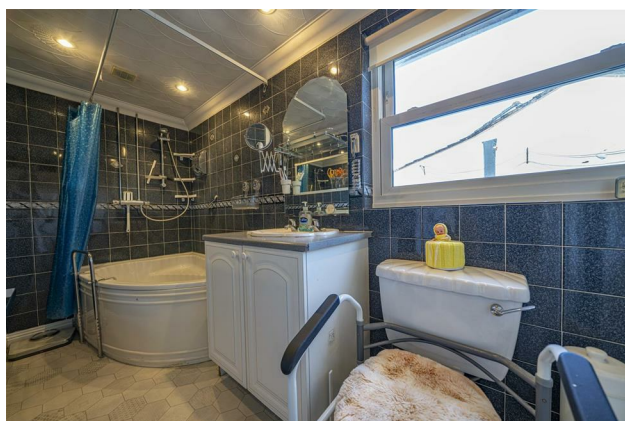
This extended three bedroom bungalow with garage and parking sits within a peaceful cul-de-sac in Broadway. The property enjoys two bathrooms, a low maintenance garden and additional utility with a range of amenities nearby and transport links between Weymouth and Dorchester.

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)**

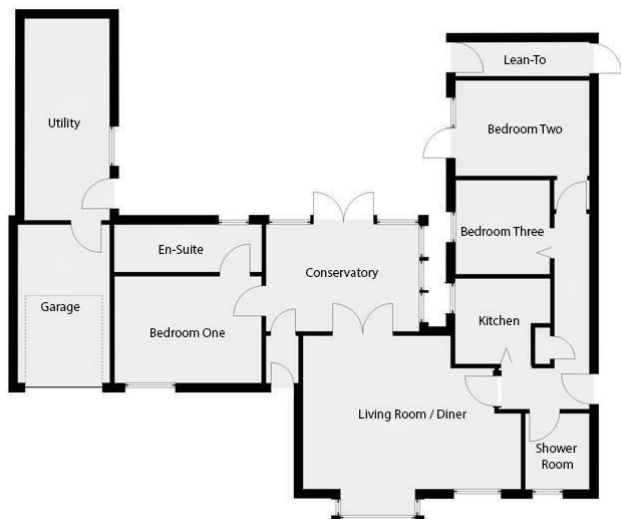
**Kitchen 8'3" max x 7'5" max (2.53m max x 2.27m max)**

**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)	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			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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