



Nightingale Drive | Broadway | Weymouth | DT3 5SU

**Offers Over £290,000**

BEAUMONT  JONES



## Nightingale Drive | Broadway Weymouth | DT3 5SU Offers Over £290,000

This immaculate three bedroom End-of-Terrace house would make an excellent first time purchase offering a garage and off road parking within the popular location of Broadway. The property boasts a downstairs cloakroom, generous sized living room with a half-bay window, spacious kitchen/diner, views over rolling countryside, modern style bathroom and an enclosed rear garden with gated side and rear access.

- Immaculate Three Bedroom End-of Terrace House
- Perfect First Time Purchase
- Garage & Off Road Parking
- Kitchen/Diner & Generous Sized Living Room
- Good Transport Links to Weymouth & Dorchester
- Downstairs Cloakroom
- Enclosed Rear Garden with Gated Side & Rear Access
- Views over Rolling Countryside

### Full Description

Entrance into this immaculate home is via a side aspect double glazed door leading into a hall with stairs rising to the first floor and doors lead through to the ground floor accommodation. The cloakroom has a low level WC, wall mounted wash hand basin and a front aspect double glazed window. The spacious living room boasts a front aspect double glazed half-bay window, large built-in under stairs storage cupboard housing the gas combi boiler, plenty of space for furniture and a wooden glazed door leads through to the spacious kitchen/diner. A range of eye and base level units with work surfaces over, integral oven with inset four





This well-presented three bedroom home would make an excellent first time purchase.



ring gas hob and extractor hood over, space and plumbing for all kitchen appliances including washing machine, tumble dryer, dishwasher and fridge/freezer, plenty of space for a table and chairs, rear aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the garden.

The first floor offers a landing area with two large built-in storage cupboards, loft access via a hatch, side aspect double glazed window and doors lead through to three bedrooms and bathroom. The master bedroom is a generous sized double offering double fitted sliding door wardrobes and a rear aspect double glazed window enjoying rolling countryside views. Bedroom two is a further double with a front aspect double glazed window. Bedroom three is a single with a front aspect double glazed window. The modern style bathroom comprises a suite including a panel enclosed bath with a wall mounted shower system over and bi-foldable screen attached, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside offers an enclosed rear garden laid to lawn with two large decking areas to enjoy outside seating and sunbathing throughout the day and into evening. There is a water supply and gated side and rear access. The garage is located within a block to the rear of the property with an up and over door. There is off road parking for one car in front of the garage and one communal visitor parking space.

Located on the outskirts of Weymouth, Broadwey is a popular location and is close to the pretty village of Upwey & train station and is also equitable distance from both Weymouth and Dorchester. Nearby, there is a shopping complex which includes a post office, pharmacy, doctors surgery along with convenience shops. There is an excellent







bus route into Weymouth. Weymouth is an attractive town with an array of popular shops, restaurants and cafes. Dorchester is a vibrant historic county town with an array of shops, cafes and places of interest.

Rating Authority: Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



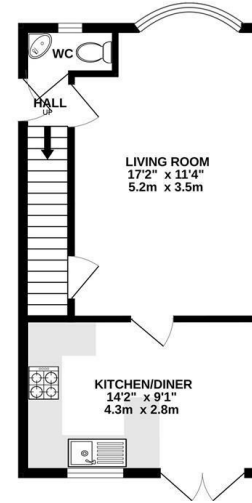
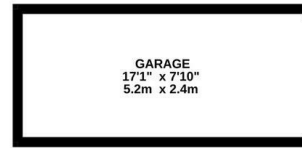
Located within the popular location of Broadway with great transport links to Weymouth & Dorchester.



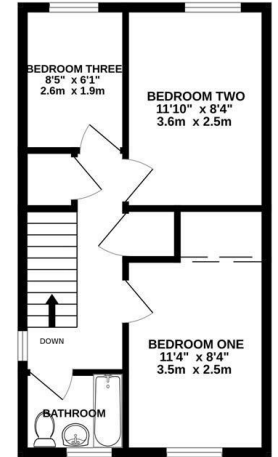
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

*We value more than your property*

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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