

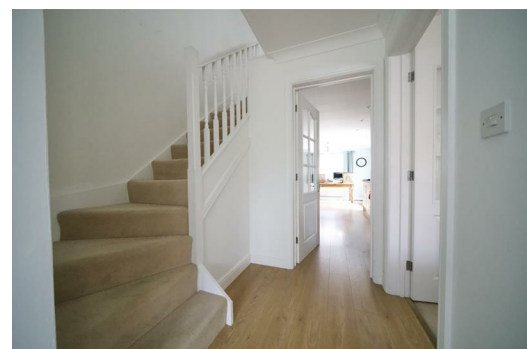


Instinct Guides You



## St. Andrews Road, Bridport, DT6 3BT Offers In Excess Of £400,000

- No Onward Chain
- Four Bedrooms
- Garage & Ample Parking
- Two Bathrooms
- Large Kitchen/Diner
- Westerly Garden
- Modern Detached
- Close To Amenities



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A modern four bedroom detached home being sold with NO ONWARD CHAIN, benefiting a WESTERLY rear courtyard GARDEN, EN-SUITE and GARAGE in Roseland Gardens, Bridport. Positioned in a desirable residential area, the property benefits from generous living accommodation, a private rear garden, off-road parking, garage and convenient access to local schools, shops and transport links, while being only a short distance from Bridport town centre.

The property is entered via a hallway which leads directly into a bright and spacious sitting and dining room. This room extends the depth of the house and features a front aspect bay window along with rear patio doors, allowing natural light to flow throughout. From here, access leads into the modern kitchen and family breakfast room. This space is fitted with a range of units, extensive work surfaces, integrated appliances and offers direct access to the garden through double doors, making it ideal for day-to-day living and entertaining. The ground floor also benefits from a cloakroom, positioned off the hallway.

Stairs rise to the first floor landing where three double bedrooms and an additional study or fourth bedroom are located. The main bedroom enjoys a front aspect and use of an en suite shower room, while the further bedrooms are of good proportion and served by the family bathroom, which is fitted with a panel bath, wash hand basin and WC.

Outside, the property offers an attractive and enclosed rear garden with both patio and gravelled areas, providing space for outdoor seating and planting. To the front, the home is set back with ample driveway parking available with additional side garden leading to the garage and parking.

This house presents an excellent opportunity for those seeking a versatile home in a sought-after location in Bridport, combining modern living spaces with practical features both inside and out.

**Sitting/Dining Room 25'2" max x 13'3" (7.69 max x 4.04)**

**Kitchen/Breakfast Room 21'4" x 10'4" (6.51 x 3.16)**

**Bedroom One 11'5" x 9'9" (3.48 x 2.99)**

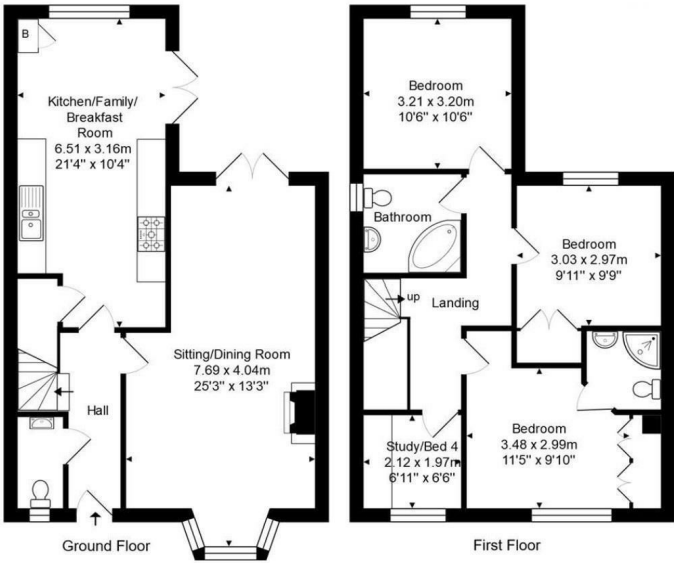
**Bedroom Two 10'6" x 10'5" (3.21 x 3.2)**


**Bedroom Three 9'11" x 9'8" (3.03 x 2.97)**

**Bedroom Four 6'11" x 6'5" (2.12 x 1.97)**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</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	