



Nightingale Drive

, Weymouth DT3 5ST

- Sleek & modern two bedroom bungalow
 - Recently refurbished throughout
 - Light and airy modern bungalow
 - Immaculately presented shower room
- Parking AND Garage
 - Excellently maintained, tiered rear garden
 - Generously proportioned lounge/ diner
 - Nearby to local amenities and transport links

Offers In Excess Of £299,000 Freehold



Front of property

A brick-laid driveway and a concrete-paved area provide ample off-road parking, in addition to the garage. A wooden side gate offers secure access to the rear garden, while a double-glazed uPVC front door leads into the entrance hall of the property.

Inner Hallway

A light and welcoming hallway, accessed via a double-glazed, obscured UPVC front door. The space features a wall-mounted radiator, ceiling spotlights, ceiling coving, a power point, and a side-aspect obscured double-glazed window, allowing natural light to filter through.

Lounge/ Diner

13'7" x 16'2"

A bright and airy dual-aspect reception room with both half-bay double-glazed windows and sliding patio doors that open onto the garden. Additional features include ceiling lighting, decorative ceiling coving, and space for an electric flame-effect heater (available by separate negotiation).



Kitchen

8'6" x 8'6"

A modern, well-presented side-aspect kitchen fitted with a range of eye- and base-level units and wood-style countertops. The kitchen includes an integrated one-and-a-half stainless-steel sink with mixer tap, an electric oven and hob with extractor, and space for white goods and a fridge freezer. The room is partially tiled and benefits from a wall-mounted radiator and a rear-facing double-glazed window overlooking the garden.

Shower room

5'6" x 6'10"

An immaculately presented front-aspect shower room featuring a low-level WC, hand wash basin with stylish stainless waterfall mixer tap, heated towel rail, extractor fan, and an obscured double-glazed window. The highlight is a large walk-in shower with both rainfall and handheld shower heads. Loft access is available via hatch.

Bedroom One

11'9" x 8'2"

A side-aspect double bedroom with a double-glazed window overlooking the rear garden. Features include ceiling coving, ceiling lighting, a wall-mounted radiator, and power points.

Bedroom Two

8'6" x 8'6"

A further side-aspect bedroom with a double-glazed window overlooking the rear garden. Benefits include ceiling coving, ceiling lighting, a wall-mounted radiator, power points, and large mirrored wardrobes (available by separate negotiation).

Rear Garden

Accessed via the sliding doors in the living room, the rear garden boasts a spacious two-tier composite decking area with an adjustable-shade pergola (available by separate negotiation). Steps and a gentle slope lead down to the lower garden, which is mainly laid to lawn and enhanced with mature shrubbery and planters. A concrete section houses a large composite storage shed. The garden is fully enclosed by walls and fencing, with a wooden side gate providing convenient access to the garage and parking area.

NB

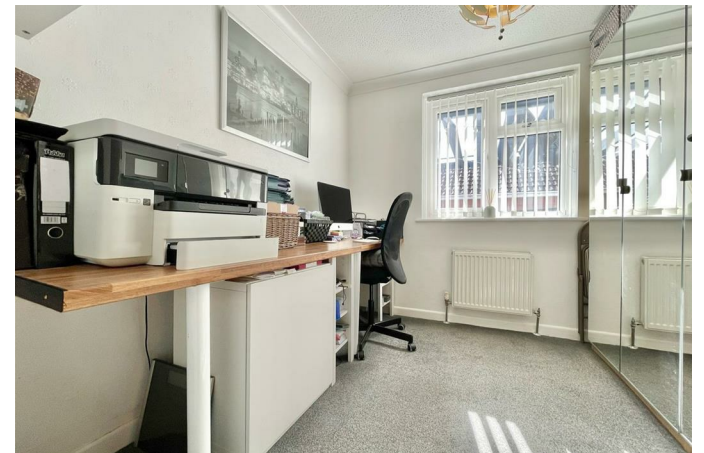
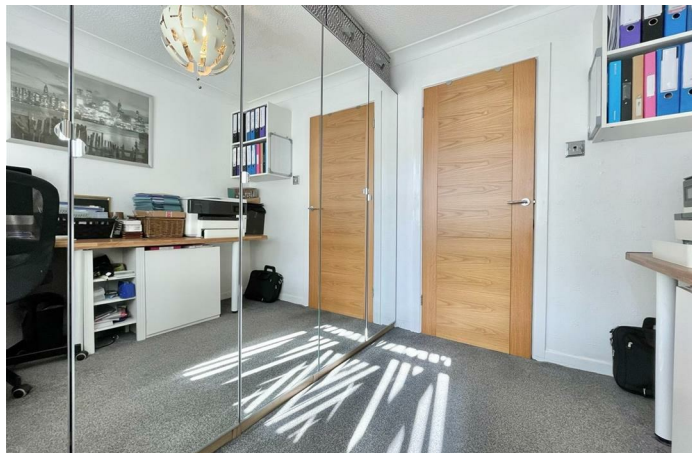
The electric fireplace in the lounge/ diner & rear garden pergola are subject to separate negotiation.

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Local Authority
Council Tax Band C
EPC Rating D

GROUND FLOOR



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