



## Nightingale Drive , Weymouth DT3 5ST

- Fully refurbished detached bungalow
  - Two bedrooms
- Really low maintenance for easy living
- Attractive tiered garden with pergola
  - Lovely nearby countryside walks
- Beautifully finished throughout
  - Light and fresh throughout
  - Own Driveway and garage
- Quiet residential cul-de-sac location
- Walking distance to Upwey station

**Offers In Excess Of £310,000 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.

### Disclaimer

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### Garage

Equipped with a remote operated electric door, excellent for storage or further parking.











Local Authority  
Council Tax Band C  
EPC Rating D

GROUND FLOOR



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 errors, omissions or mis-statements. This plan is for guidance 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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#### Direct Moves Estate Agents Office

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

#### Contact

01305 778500  
[sales@directmoves.com](mailto:sales@directmoves.com)  
[www.altosoftware.com](http://www.altosoftware.com)

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