



## Nordons, Bridport

An attractively modernised elevated two bedroom bungalow with pretty gardens, driveway parking and separate home studio/office with lovely views over the town to the countryside and coast.

Guide Price  
**£459,950**  
Freehold

**Symonds & Sampson**  
ESTABLISHED 1858

## Nordons, Bridport DT6 4DU

- Two bedroom detached bungalow
- Attractive south west facing garden
- Stunning views over the town to the countryside
  - Distant sea views
  - Close to local amenities
- Off road parking for 3 vehicles
  - Garden office/studio
  - Possibility to extend

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

This well presented two bedroom detached bungalow is situated in an elevated position, facing south west, in a quiet backwater of Bridport enjoying distant sea views but still within close proximity of Bridport town centre and local amenities.

The property is entered from the side, into a central hallway which gives access to all of the rooms of the property. To the right hand side is the principal bedroom, which enjoys pleasant views over Bridport, distant sea views, the countryside beyond and is of generous proportions with ample space for wardrobes. To the left is the second bedroom which is also a double.

The next room along the corridor on the right is the sitting room, which centres around a multi-fuel stove and benefits from a front facing bay window enjoying the far reaching views over the town and Colmers Hill to the countryside and over to the distant sea views beyond. Opposite the sitting room is the bathroom which is one of the many areas which has undergone improvement in the owners occupancy and comprises of a bath with a shower over, wc and wash hand basin. The walls have been taken back to an attractive brick

finish except one wall and the floor which are tiled with a contemporary finish.

At the end of the hallway is the modern fitted kitchen which provides an array of wall and base units with worktops over and an integrated cooker and hob, fridge/freezer, dishwasher and washing machine. A door then leads into the conservatory located on the back of the property, running nearly the full width of the property and can be used in a multitude of ways.

### Outside

To the front of the property there is off road parking for up to three cars with gated pedestrian access down either side of the property as well as a built-in hidden bin storage.

The rear garden is tiered and provides all day south west facing sun and a variety of spaces including two lawns and a hard standing area ideal for entertaining. One of the main benefits of the property and the garden in particular is the stunning view over the town to the countryside beyond as well as the sea. The property abuts a field to the rear which is for agricultural use only.

### Home Office/Studio

At the far-right hand side of the garden is an attractive and useful home office. It can be used for a multitude of purposes but would be ideal for someone looking to work from home. It has power and lighting but also benefits from facing south west and stunning rural and coastal views.

### Services

Mains gas, electric, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good indoors and out.

### Situation

Nordons is located just off Crock Lane, a popular residential road within easy walking distance of Bridport Town centre, nearby bus links and supermarkets. Also close by are a good choice of walks including Asker Meadows (which also makes a pleasant route into town) and Bothenhampton Hill.

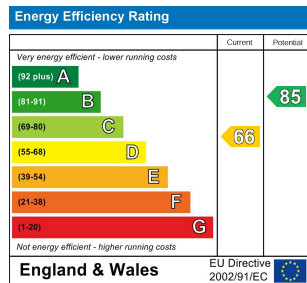
Bridport is situated by the River Brit and is a busy, active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional

facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, a World Heritage Site.

**Local Authority**  
Dorset Council - 01305 251010  
Council Tax band C.

**Agent Notes**  
There is the possibility to extend the property into the roof and to the side, subject to the relevant planning permissions, which would create stunning views and a great deal of additional space within the property. Various other properties in the road have already capitalised on this option.

**Directions**  
From the Crown roundabout proceed on to Sea Road South. Take the third right onto Pasture Way and follow the road to the left meeting Crock Lane at the top. Turn right and then left onto Nordons. Number 5 is at the top of the road. What3Words///amicably.spokes.grabs



Bridport/DME/09.05.24/REV

## Nordons, Bridport

Approximate Area = 756 sq ft / 70.2 sq m  
Outbuilding = 104 sq ft / 9.7 sq m  
Total = 860 sq ft / 79.9 sq m  
For identification only - Not to scale



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