

# Norburton

Burton Bradstock, Bridport, Dorset



# Norburton

Burton Bradstock  
Bridport  
Dorset DT6 4QL

Beautifully presented four bedroom detached bungalow in a quiet backwater to the centre of Burton Bradstock.



- Substantially improved and extended
  - Parking for several cars
- Situated in a popular residential area in Burton Bradstock

Guide Price £680,000

Freehold

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## THE PROPERTY

This is the closest you will get to a 60-year-old new build house! Although built-in 1964/5 in the last 10 years this property has undergone a remarkable transformation enlarging it substantially and literally taking it down to the bare plaster. During the refurbishment a substantial extension created a lovely sitting room complete with woodburning stove and bi-fold doors and at the same time a principal bedroom was created on the first floor complete with a beautifully appointed shower room.

The property is organised around the hallway on the ground floor with a stylish and contemporary oak and glass staircase rising to the first floor with, to one side, a doorway through to the living accommodation. The principal day room of the property is undoubtedly the kitchen/dining room which has a dining area to one end and a contemporary kitchen to the other. It is equipped with a comprehensive range of floor and wall mounted units and cupboards and integral appliances that include an electric double oven, an induction hob and a fridge. Beside the kitchen there is a useful and spacious utility room with both the kitchen and the utility room laid to an attractive yet practical ceramic tile floor. Beyond the kitchen is the sitting room with a woodburning stove as its focal point with bi-fold doors to one end that allow the divide to be blurred between the inside and outside spaces during the summer months. On the other side of the hallway there are three good bedrooms served by a well organised fully tiled bathroom with a shower over the bath. Upstairs the principal bedroom is served by another contemporary shower room while off the landing there is a walk-in airing cupboard with a useful attic storeroom beyond. The

property is in outstanding decorative order throughout and has contemporary UPVC double glazing and gas fired central heating.

## OUTSIDE

To the front of the house a driveway lies to the centre of a large formal front garden with areas of lawn either side edged by herbaceous shrubs and tree planting. The driveway provides parking for a number of cars and is laid to a non-slip resin. The rear gardens are a particular feature of the property and are organised for ease of maintenance with a large expanse of paved terrace immediately to the rear edged by some lovely stone walls with mature herb planting above and espaliered apples running along the fence line. Down below the main expansive of terrace there is a lawn with two useful timber sheds to the bottom one of which is a potting shed. Besides the bungalow there is a useful timber store besides which there is a vegetable garden with raised vegetable beds. Beyond the end of the garden is a second driveway and parking providing access to a detached garage. It is equipped with an electric roller blind door, light and power.

## SITUATION

The village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset, and consists largely of period stone and thatched cottages. The village has a primary school, church, shops, post office, several pubs and cafés, library, children's park and a late-night garage/shop. The beach and coastal path are just a short walk away. Nearby Bridport is a bustling market town, with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts

and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. There is a good choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

## SERVICES

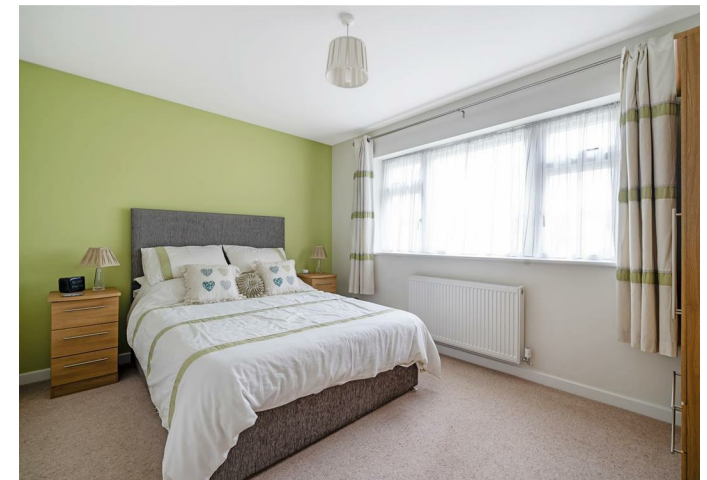
Mains gas, electric, water and drainage. Gas fired central heating. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is mostly good indoors and out.

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band: D

EPC: C





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Approximate Area = 1497 sq ft / 139 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuildings = 86 sq ft / 7.9 sq m

Total = 1757 sq ft / 163 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Symonds & Sampson. REF: 1134504



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