



AUSTIN   
ESTATE AGENTS



## Nightingale Drive

Broadway

Weymouth

Dorset

DT3 5ST

**£350,000**

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### SUMMARY

- Link Detached Family Home
- Four Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front Garden & Driveway
- Rear Garden with Southerly Aspect
- Pretty Views of the Surrounding Area







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Lounge / Diner 17' 7" x 12' 0" (5.36m x 3.65m)

Kitchen 12' 0" x 11' 1" (3.66m x 3.38m)

#### WC

### FIRST FLOOR

Bedroom One 12' 7" x 8' 8" (3.83m x 2.64m)

#### Dressing Room

Bedroom Two 14' 1" x 8' 1" (4.29m x 2.46m)

Bedroom Three 9' 9" x 9' 0" (2.97m x 2.74m)

Bedroom Four 9' 9" x 6' 2" (2.97m x 1.88m)

#### Bathroom

### OUTSIDE

#### Front Garden & Driveway

#### Garage

#### Rear Garden





## THE PROPERTY

We are delighted to offer for sale this spacious four-bedroom family home, offering generously sized accommodation throughout. The accommodation includes a lounge / diner, modern fitted kitchen, ground floor WC, four bedrooms, dressing room and family bathroom. Outside is a front garden, driveway and attached garage as well as an attractive rear garden. Early viewing is strongly recommended to fully appreciate all this fabulous property has to offer.

On the ground floor, the entrance door leads into the hallway with stairs rising to the first floor and access to the lounge / diner via double opening doors. The lounge / diner is a bright and spacious room with a large double-glazed front window allowing excellent natural light. A freestanding wood burning stove creates a stylish focal point, and an understairs cupboard provides useful storage. A door at the rear of the room leads to the kitchen, which is tastefully fitted with a modern range of matching 'shaker' style eye-level and base units, with space and plumbing for domestic appliances including a range cooker. A double-glazed window overlooks the garden. Completing the ground floor accommodation is a WC, which adds to the property's convenience and appeal.

The first floor landing hosts doors to the four well-proportioned bedrooms, family bathroom and storage cupboard. Bedrooms one and two are situated at the front of the property, both enjoying attractive countryside views. The main bedroom boasts a dressing room at the rear of the room. Bedrooms three and four overlook the rear garden. The family bathroom features a modern suite comprising a low-level WC, pedestal wash hand basin, panelled bath with shower over and complementary metro tiling, and a double-glazed window.



To the exterior is a front garden with an independent driveway to the side providing off-road parking, leading to the garage with an up-and-over door. The pleasantly maintained rear garden enjoys a sunny southerly aspect with a large raised decking area, ideal for entertaining, with further lawn, mature plants, and shrub borders.

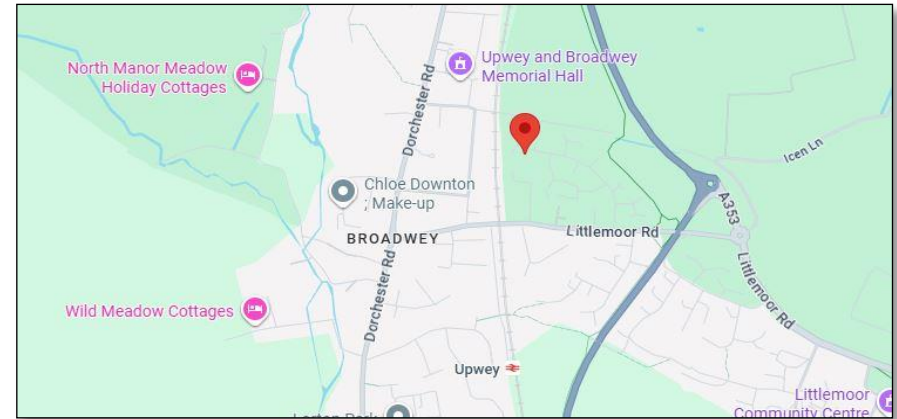
Located in Broadway, the property is ideally located with favourable transport links; a mainline train station and local bus routes are nearby. Well regarded primary and secondary schools are within walking distance. The shopping centre at Littlemoor provides an excellent selection of shops as well as a doctor's surgery and library.

For further information, or to make an appointment to view this fabulous family home, please contact the team at Austin Estate Agents.

## FLOORPLAN:



## LOCATION:



## EPC:



**COUNCIL TAX RATING: D**

**TENURE: Freehold**

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.