



7a The Lookout



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Nordons, Bridport, Dorset DT6 4DU

1.6 miles to West Bay

Immaculate three bedroom detached house with superb views and comfortable accommodation ready to move into.

- Stunning views towards the sea
- Detached house with three bedrooms
- Garden and terrace
- EPC B
- Driveway parking
- Immaculately presented throughout
- Bi-fold doors to eat-in kitchen
- Freehold council tax band D

Guide Price £650,000

SITUATION

Nordons is a very popular residential area located on the southwestern side of sought after Bridport and close to Bothenhampton village. It is within easy walking distance of the local supermarket and via the beautiful river meadows to the thriving town centre, where there are a variety of shopping, leisure and cultural experiences to be enjoyed. The area is also renowned for its friendly and active community and lovely surroundings. The Jurassic Coast at West Bay, Lyme Regis, Dorchester and Beaminster, are all within easy reach.

DESCRIPTION

An immaculately presented property which has been maintained to the highest standard offering three bedrooms, two bathrooms and WC, a stunning kitchen dining, living room with bi-fold doors to the garden and beautiful sitting room with stunning views to the sea in the distance. There is parking on the driveway easily for 2-4 cars the entrance to which is shared with next door.



ACCOMMODATION

The ground floor is entered via a spacious hallway with solid oak staircase rising to the first floor and picture window enjoy superb views in a Southerly direction and a downstairs wc. The sitting room offers a light and comfortable space with a gas fired wood-burner style stove and again views over the town towards the sea. The kitchen at the rear of the house has been beautifully designed with masses of fitted units with soft close doors and drawers built in fridge and dishwasher and boiling water tap as well as built in Bosch oven and inset microwave. Of note is the impressive bi-fold doors which allow you to open up the back of the house and step straight out to terraced area for outdoor dining. A separate utility room with space and plumbing for a washing machine and a separate cupboard hides away the hot water cylinder and under floor heating mechanism. The gas fired 'Halstead' boiler is wall-mounted whilst the garden can be accessed via a side door directly from the utility.

Upstairs are two double spare bedrooms, both with built in wardrobes, a family bathroom and principle bedroom with ensuite shower room. The views from the principle bedroom are wonderful and enjoyed via two windows.

Outside the garden has been landscaped and tiered with steps leading up from a pretty terraced area, perfect for enjoying in the summer months. The garden is mainly laid to lawn with a wonderful panoramic view from the top.

SERVICES

Broadband - Standard up to 16Mbps and Superfast up to 60Mbps. Mobile phone service providers available are EE, Three, O2 and Vodafone for voice services inside, EE and Three for data services inside and all for voice and data services outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

The whole ground floor benefits from under floor heating, upstairs by radiators. Gas fired boiler, mains drainage, mains gas. Of note are the Velfac windows which are extremely energy efficient with argon gas between the panes for insulation.

Standard block and cavity construction with wooden cladding to part of the rear elevation.

DIRECTIONS

Taking the A35 (Sea Road South) in a Southerly direction, turn left onto Pasture way then left again at the junction, then take the next right onto Crock lane then immediately left onto Nordons. The Lookout will be found by taking the first right and proceeding to the end where the property will be on your left hand side.

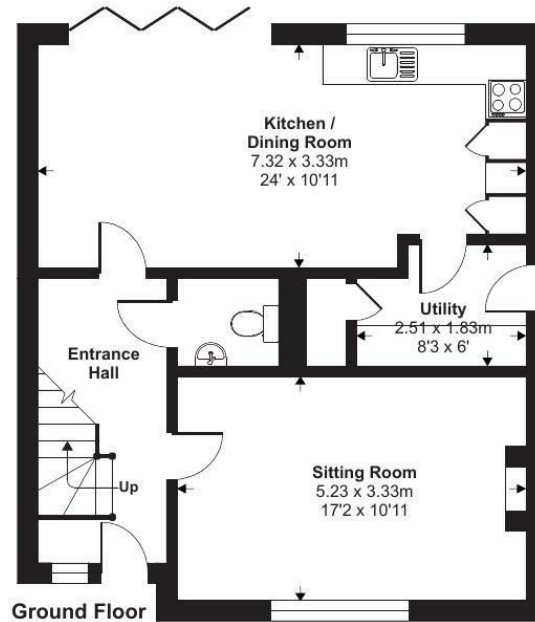
VIEWINGS

Via the selling agent Stags Bridport

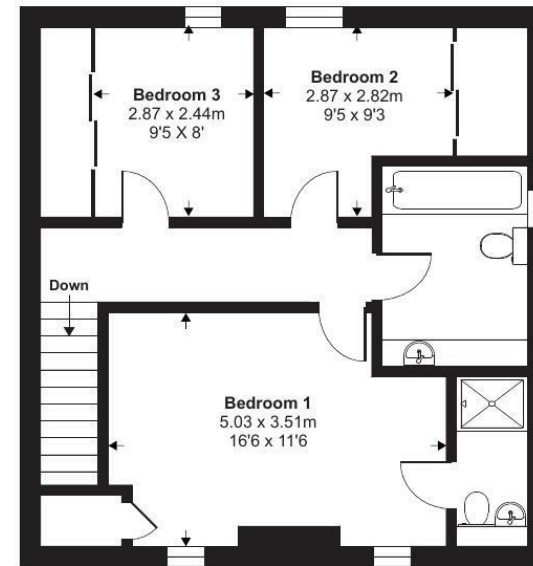


Approximate Area = 1255 sq ft / 116.6 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1129481

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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