



57 Watton Park



# 57 Watton Park

Bridport, Dorset DT6 5NJ

Town Centre 1 mile. Jurassic Coast 1.5 miles.

A very attractive and well appointed detached newly built contemporary house in a sought after exclusive development to the southwest of the town

- Superb contemporary detached house
- Impressive specification and well presented
- Large living room and open plan kitchen/dining/family room
- Driveway, garage and garden store
- Priced for quick sale
- Generous 1560sqft
- 4 Bedrooms, 3 bathrooms (2 en-suite)
- Distant town and country views
- Lovely laid out gardens
- Freehold. Council Tax Band F

Guide Price £650,000

## THE PROPERTY

57 Watton Park is a very attractive and well appointed detached, newly built, contemporary house, with attractive gardens and distant views, in a peaceful and sought after exclusive development (originally known as Palmers Meadow), to the southwest of the town. It was built by Baker Estates in 2021, having attractive contemporary brick and clad elevations. The property has been under the same ownership since new.

The spacious and well presented accommodation enjoys a lovely rear aspect with long range views over the town and the surrounding countryside.

The impressive specification includes gas-fired central heating, dark grey uPVC windows/doors, well equipped contemporary kitchen with comprehensive AEG/Electrolux appliances (electric twin ovens, induction hob, dishwasher, fridge/freezer), attractive contemporary bathroom/shower room fittings with mains showers, security alarm system, oak veneered doors, LED downlighters plus quality vinyl and fitted carpets. The accommodation is very light with a number of rooms having deep windows and double aspects.

Briefly, it extends to:



Ground floor - Reception hall, cloakroom, living room with French doors, open plan kitchen/dining/family room, utility.

First floor - Landing, attic space with pull-down ladder, bedroom 1 with en-suite shower room, second bedroom with en-suite shower room, two further bedrooms, bathroom.

## OUTSIDE

Brick paved road leading to tarmac driveway and single garage with new electric door.

Lawned front garden with flowerbeds and side pedestrian gate. Attractive, fully enclosed, rear garden, well laid out with various areas of lawn, flower and shrub beds with wooden sleepers, adjoining paved terrace and secondary raised paved terrace with railings. To the side is a very useful detached garden store (potential to create a home office).

## SITUATION

Very well situated in a peaceful, tucked away, attractive and sought after position within this exclusive development. It is well placed, just one mile from Bridport town centre and within easy reach of Bridport Leisure Centre, playing fields, St Marys Primary School and local amenities within the town centre, which is within 15 minutes' walk. There is a broad range of shopping, leisure and cultural facilities, including a twice weekly street market and many independent retailers and businesses. Bridport is surrounded by the glorious West Dorset countryside, designated an Area of Outstanding Natural Beauty (AONB). There is a nearby footpath leading down to West Bay/the sea. The Jurassic Coast World Heritage Site is also on the doorstep with the popular seaside resort of West Bay.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 14Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and

Vodafone for voice and data services inside and 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).

## VIEWINGS

Strictly by appointment with Stags Bridport.

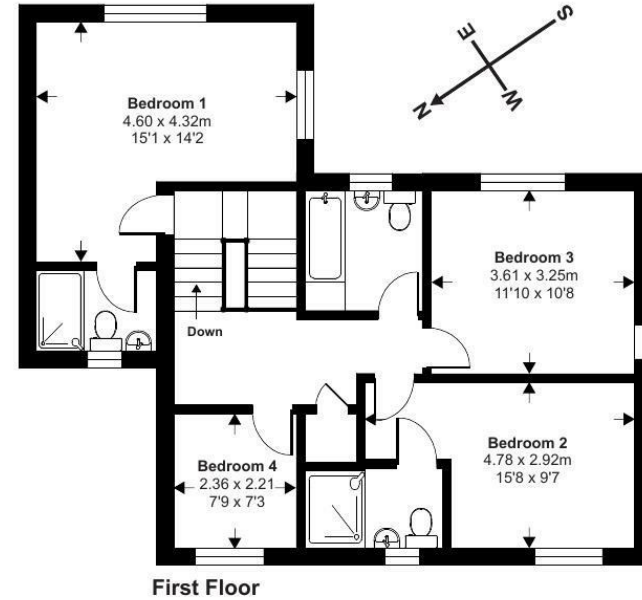
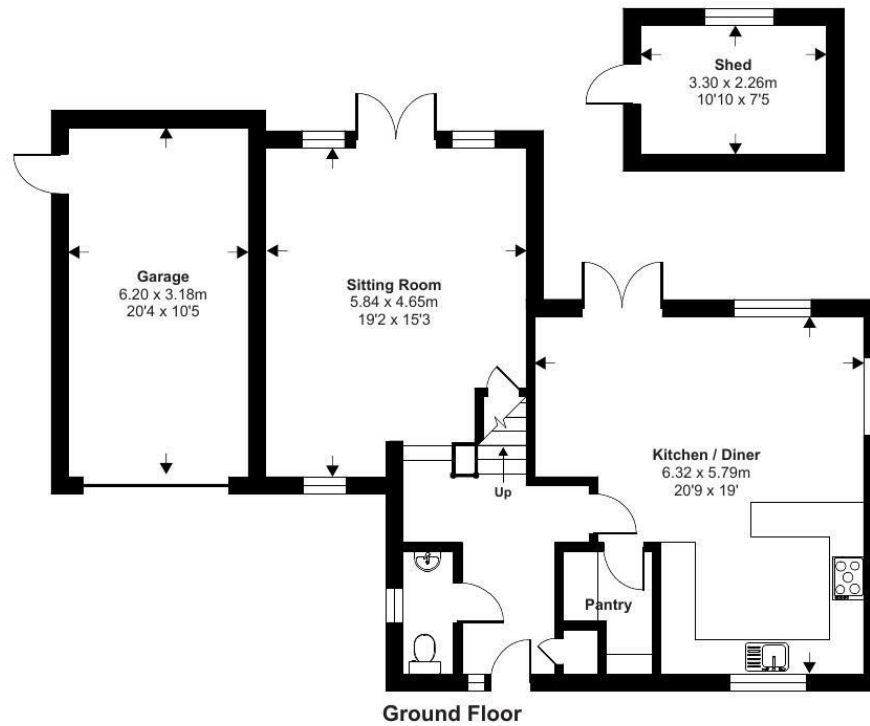
## DIRECTIONS

From Bridport town centre, follow South Street and at the traffic lights turn right towards Bridport Leisure Centre. Take the 1st available left, again towards the Leisure Centre and 1st right into Watton Park. Take the 1st left and the property is found towards the end tucked away on the left.



Approximate Area = 1564 sq ft / 145.3 sq m  
 Garage = 213 sq ft / 19.8 sq m  
 Outbuilding = 81 sq ft / 7.5 sq m  
 Total = 1858 sq ft / 172.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1179503

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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