



33 Manor Fields





# 33 Manor Fields

Bridport, Dorset DT6 4DB

Town Centre 0.5 miles. Jurassic Coast/West Bay 2 miles.

A well appointed and spacious individual detached contemporary bungalow in a highly sought after residential area close to the Nature Reserve and within easy reach of the town centre

- Stunning contemporary style bungalow
- 3 Bedrooms
- Open plan living/dining room/kitchen
- Extensive garaging and parking
- Sought after location close to the Nature Reserve
- Appointed to very high standard
- Bathroom and en-suite wet room
- Many interesting design features
- In all about ¼ acre
- Freehold. Council Tax Band D

Guide Price £635,000

## THE PROPERTY

33 Manor Fields is a very attractive, well appointed and spacious individual detached contemporary style bungalow with landscaped gardens, extensive garaging and lovely long range views in an established and highly sought after residential area close to the Nature Reserve and within easy reach of the town centre.

Under the current ownership since 2017, the property has been subject to extensive enlargement, alteration and refurbishment (architect-led and the work undertaken by local tradespeople) to a very high standard. The property has attractive brick faced and clad contemporary style elevations.

The accommodation is very spacious and well thought out, in a contemporary style, taking advantage of the lovely aspect with long range views to the surrounding countryside. There are many interesting design details including deep windows, vaulted ceilings and Velux windows.

The impressive high standard specification includes gas-fired central heating (underfloor), pumped hot water system, dark grey aluminium powder coated windows/doors, engineered oak flooring, quality well equipped kitchen with quartz worktops, Bosch double oven (one combi with microwave), gas hob and Quooker style hot water tap, quality bathroom suite featuring freestanding bath and quality en-suite wet room designed for disabled access.





The spacious accommodation extends to contemporary entrance porch, reception hall with sky tube, large open plan 'L' shaped living/dining room/kitchen with French doors, utility, principal bedroom with French doors and en-suite wet room, second double bedroom, 3rd bedroom/study with a large deep window, bathroom.

Extensive, quality landscaping has also been carried out to the gardens and a particular unique feature are the extensive garages, with planning permission in perpetuity for the conversion of three of the garages to provide a studio and gym, also suitable for a whole range of uses, subject to any planning ie annexe/letting unit.

## OUTSIDE

Standing in a good sized plot.

Long driveway with double gates leading to a large courtyard parking area with a block of six garages (benefitting from a new colour-clad insulated roof). There is also a seventh garage at the rear of the garden.

Large lawned front garden. Attractive side garden with veranda, porcelain tiles, lawn and water garden/ponds with fountain. Good sized rear garden with summerhouse, paved terracing, lawn, flower and shrub beds plus raised bed and greenhouse.

## SITUATION

Well located in a highly desirable residential area on the eastern side of Bridport, close to Walditch village and lovely countryside. Jellyfields Nature Reserve is located very nearby, providing lovely walking opportunities. The area is designated as an Area of Outstanding Natural Beauty (AONB). The thriving town centre of Bridport is within just ten minutes' walking distance, providing an excellent range of shopping, business and leisure facilities together with a twice weekly market. The coastal resort of West Bay is just to the south, with its attractive harbour, beaches and access to the beautiful World Heritage Jurassic Coastline. Lyme Regis, Dorchester and Beaminster towns are also within easy reach.

## SERVICES

All mains services. Gas-fired central heating (underfloor).

Broadband - Standard up to 27Mbps.

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

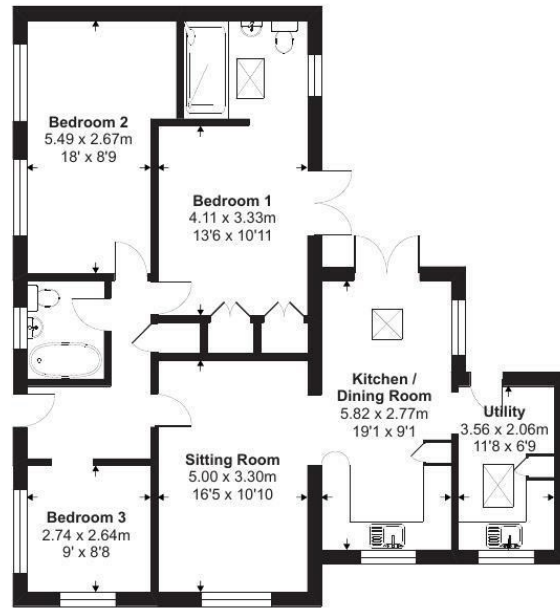
From Bridport town centre drive down East Street and continue over the roundabout into East Road. Take the 2nd right into Walditch Road. At the mini-roundabout turn 1st left into Lower Walditch Lane and 2nd left into Manor Fields. The bungalow is found at the end on the right.



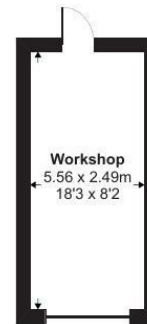


Approximate Area = 1095 sq ft / 101.7 sq m  
 Garages = 1121 sq ft / 104.1 sq m  
 Outbuilding = 149 sq ft / 13.8 sq m  
 Total = 2365 sq ft / 219.7 sq m

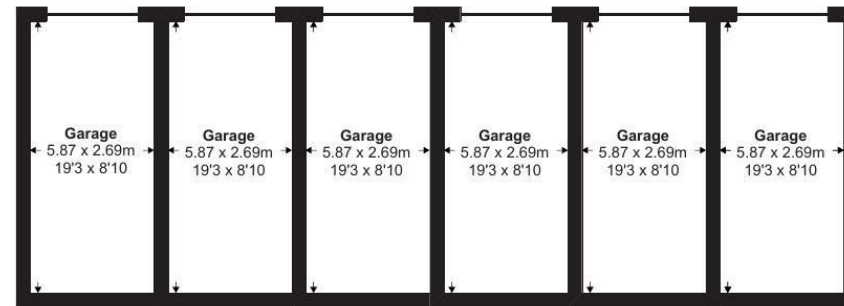
For identification only - Not to scale



Ground Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1188122

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			
(81-91) B			84
(69-80) C		70	
(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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