



9 Howarth Close



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Burton Bradstock, Bridport, DT6 4SD

Hive Beach 1 mile. Bridport 3 miles.

A very attractive and spacious semi-detached character style stone house in the highly sought after coastal village of Burton Bradstock

- Semi-detached house
- 3 Bedrooms
- Well equipped kitchen and utility
- South/west facing landscaped gardens
- Premier coastal village
- Spacious 1293sqft
- 2 Reception plus conservatory
- Well appointed shower room
- Driveway and garage
- Freehold. Council Tax Band E

Guide Price £539,950

THE PROPERTY

9 Howarth Close is a very attractive, spacious and well presented, semi-detached character style house, well located in a peaceful position within the highly sought after coastal village of Burton Bradstock. It was traditionally built by the well known and respected local builders, C G Fry & Son Ltd., in 1994, having attractive natural stone faced elevations under a slate roof. Over the years and under the current ownership, a whole number of improvements/upgrading has been undertaken.

The house enjoys a very sunny east/west facing aspect with distant views over the village and the surrounding countryside, taking in the clifftops. The generous and well presented accommodation extends to around 1293qft and, in particular, the living room, dining room, conservatory, kitchen and the two main bedrooms, are very well proportioned.

The well appointed and modern amenities include gas-fired central heating with recently updated boiler, uPVC sealed unit windows/doors, well equipped kitchen with Lamona electric oven, gas hob, cooker hood and integrated slimline dishwasher, well equipped shower room with walk-in shower and ceramic tiled flooring, security alarm system, Amtico style tiled flooring to the kitchen, utility, cloakroom and conservatory, and built-in wardrobes to the principal bedroom.



Briefly extending to:

Ground floor - Recessed porch with feature arch, reception hall, living room with bay window and internal French doors, dining room, large uPVC conservatory (with radiator), kitchen, utility and cloakroom (with heated towel rail).

First floor - Landing, principal bedroom with built-in wardrobes, two further bedrooms, shower room.

OUTSIDE

The house is very well located within Howarth Close, being towards the end with no passing traffic.

There is a good sized driveway with hardwood double gates and detached single garage.

The front garden is bounded by beech hedging and principally down to pea shingle plus shrubs. The rear garden is a further big feature being surprisingly large with a sunny south/west facing aspect, attractively laid out, landscaped and well established with paved terracing and pathways, lawn, a whole range of flower and shrub beds plus palm tree, newly planted rear hedgerow and gate onto bank leading down to the lane.

SITUATION

Howarth Close comprises a very attractive and small select cul-de-sac of individual character style houses. There is easy access to the village centre and nearby open countryside. Burton Bradstock lies on the coast and is considered to be one of the most attractive villages in West Dorset. It is a conservation village and the centre consists largely of period stone and thatched cottages, for which the area is particularly well known. There are excellent local amenities including a shop/garage, Post Office, library, public houses, church, village hall, primary school and bus services. A further feature is the excellent beach, which forms part of the stunning Jurassic Coast. Footpaths give easy access to open countryside and to the beach and clifftops beyond.

The thriving market town of Bridport and the harbor/coastal resort of West Bay, are both within easy reach. The beautiful coastal road is also nearby giving easy access to the larger towns of Dorchester and Weymouth, both with mainline rail services.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and EE, Three, O2 and Vodafone 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).

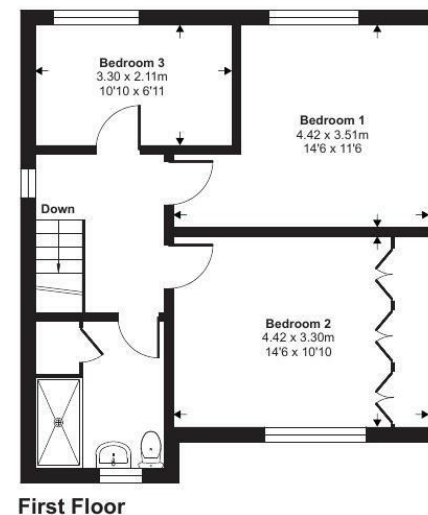
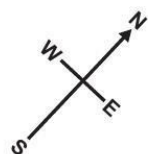
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the B3157 coast road to Burton Bradstock. On entering the village, turn left by the Anchor public house and then take the 3rd right into Annings Lane. After a short distance Howarth Close is on the left and No. 9 is towards the end on the left.



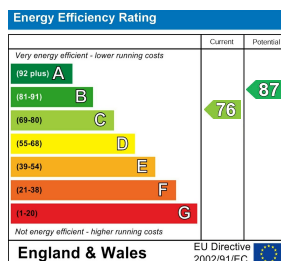


Approximate Area = 1293 sq ft / 120.1 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1469 sq ft / 136.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Stags. REF: 1118159

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