



3 New Zealand, Farm Close



3 New Zealand, Farm

, Bridport, Dorset DT6 3FR

Town Centre Location. West Bay 2 miles. Lyme Regis 11 miles.

A very attractive and spacious semi-detached character style house in a peaceful and highly convenient town centre location.

- Attractive modern character style house
- Spacious 1409sqft
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- 2 Reception rooms
- Double-ended garage & allocated parking space
- South-facing landscaped garden
- Very well presented
- Favoured town centre location
- No forward chain
- Freehold. Council Tax Band E

Guide Price £550,000

THE PROPERTY

New Zealand Farm Close is a very attractive and select development of just ten character style houses, which were built in 2012/2013. The traditionally built houses were carefully designed in the period style, in keeping with the historic local architecture of Bridport.

3 New Zealand Farm Close is an attractive semi-detached character style house with brick-faced elevations under a slate roof. Constructed to a very high standard, the well thought out and generous specification includes gas-fired central heating, fully fitted kitchen with comprehensive appliances (hob, oven, cooker hood, integrated dishwasher, fridge, freezer and washer/drier), attractive bathroom and shower room fittings, feature fireplace with gas coal-effect fire, traditional timber part sash style/double glazed windows, oak veneered internal doors, wired for Sky and Sky Plus, downlighters to kitchen, TV points to principal rooms and very high energy efficiency.

The spacious and well presented accommodation offers character features including a fanlight over the front door and deep arched landing window.



OUTSIDE

Briefly extending to:

Ground floor - Entrance lobby, hall, cloakroom, living room, dining room, kitchen

First floor - Landing, bedroom with en-suite shower room, three further bedrooms, shower room.

OUTSIDE

Allocated parking space in road and integral double-ended drive through single garage with remote control roller front door and mezzanine storage.

The rear garden is a further feature, being landscaped, south-facing and fully enclosed. Adjoining paved terrace, gravelled areas and a variety of shrubs and specimen trees including olive and bay. Timber shed

SITUATION

Pleasantly located in the small and peaceful cul-de-sac development of New Zealand Farm Close, conveniently located close to Bridport town centre and the Water Meadows. It is very peaceful and tucked away, yet within the heart of the town. The delightful Water Meadows, bordered by the River Asker, are also very nearby, providing attractive walking opportunities.

Bridport is a charming and historic market town, famed for its wide Georgian streets. There is an excellent range of independent shops and thriving arts centre, Electric Palace and galleries. Bridport is also well known for its food culture. The bustling street market is held every Wednesday and Saturday. The town offers excellent community facilities. West Bay is also nearby, with its lovely harbour, attractive beaches and the beautiful World Heritage Jurassic Coast.

SERVICES

All mains services. Gas-fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags Bridport office proceed down South Street and turn 1st left into Folly Mill Lane. Take the 1st left into Church Street, which leads into New Zealand Farm Close. The property is seen after a short distance on the right.



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.

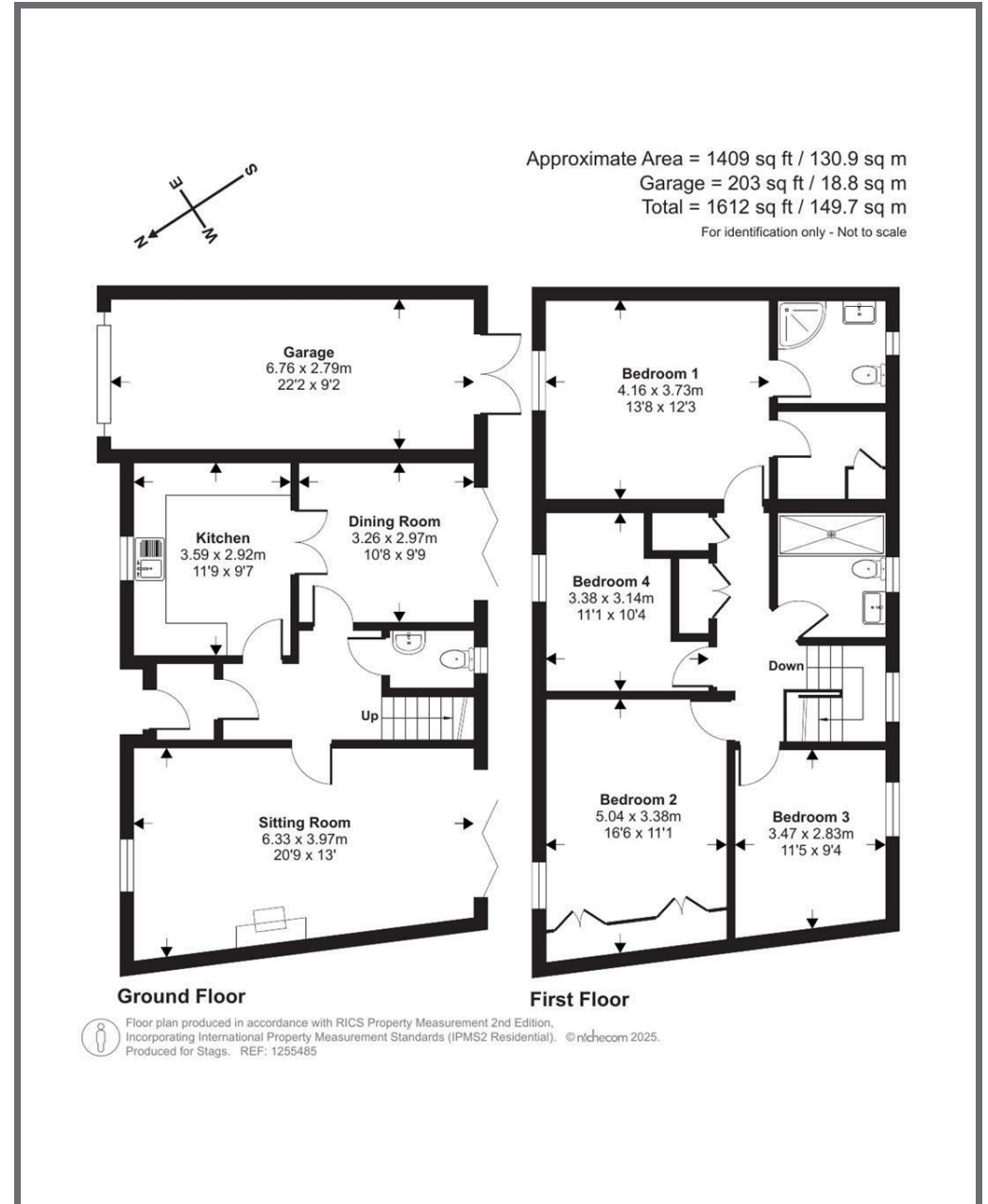


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	85
EU Directive 2002/91/EC		

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