



Valley Road

Bothenhampton, Bridport DT6 4JS

- Fabulous Detached Bungalow
 - Two Double Bedrooms
- Gas Central Heating & Double Glazing
 - Independent Driveway
- Pedestrian Access to Local Shops & Amenities
- Stunning Open Plan Living Kitchen with Contemporary Styling
- Modern Shower Room & Additional WC
 - Front, Side & Rear Gardens
 - Garage
 - Vendor Suited!

Asking Price £450,000 Freehold



SUMMARY OF ACCOMMODATION

Entrance Hallway

Open Plan Lounge / Dining Room / Kitchen

17'2" max x 22'5" max

Utility Room

4'10" x 6'9"

Bedroom One

13'1" x 10'6"

Bedroom Two

10'1" x 11'7"

Shower Room

5'3" x 7'10"

WC

OUTSIDE

Front, Side & Rear Gardens

Garage & Driveway

We are delighted to offer for sale this beautifully presented bungalow, which features a stunning open plan living / dining / kitchen area, two double bedrooms, separate utility room, modern shower room, additional WC with double glazing and gas central heating throughout. Outside the property benefits from gardens to the front, side and rear, an independent driveway and garage. Viewing is advised to fully appreciate the accommodation on offer.

From the entrance hallway, access is gained into the open plan living area and WC with modern WC and wall mounted wash hand basin. The heart of this home is undoubtedly the open plan living area boasting a modern fitted kitchen with integral appliances including a double oven, halogen hob and dishwasher as well as space for an American style fridge freezer. The solid wood worktops flow to create an informal dining area. There is ample space for lounge and dining furniture in this tastefully decorated room with is filled with an abundance of natural light from two sets of French doors to the rear garden as well as windows to the side. A utility room to the side hosts further storage cupboards and plumbing for a washing machine.

An inner hallway leads to the two double bedrooms and shower room. Both bedrooms are stylishly decorated with good natural light. The shower room is contemporary with double shower cubicle, wall mounted vanity wash hand basin, low level WC and stainless steel towel rail.

Outside, the gardens to the front and side are predominately laid to lawn. An independent driveway leads to the garage, providing off road parking. The rear garden enjoys a patio area adjacent to the property overlooking the garden which is predominately laid to lawn with pleasantly planted borders. A brick built shed provides storage for garden equipment.

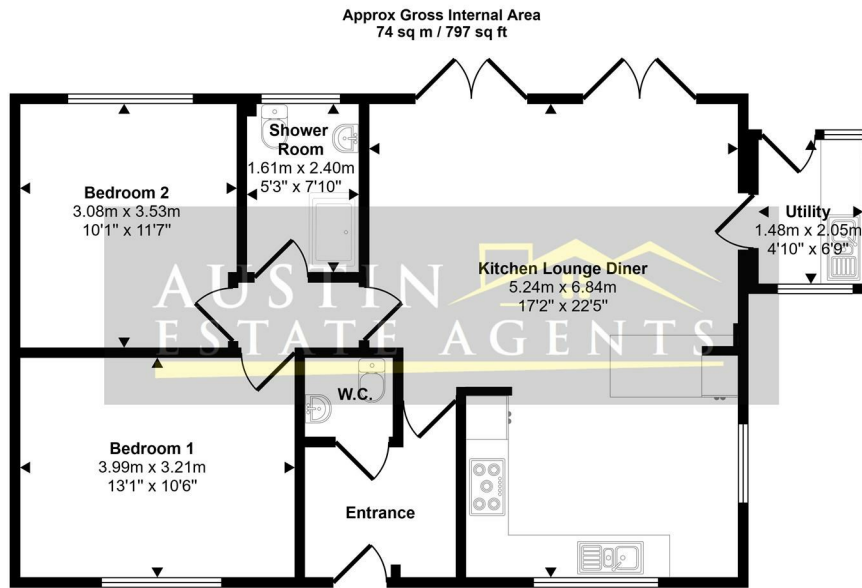
The property is situated in Valley Road, a sought after development benefiting from excellent views towards Bothen Hill. A nature reserve runs along the eastern boundary of the development, connecting to the former railway line which leads to West Bay. Pedestrian routes provide convenient access to Bridport town centre, located approximately one mile away.

Bridport Town Centre is vibrant and well served, offering a wide range of predominantly independent shops, a twice-weekly street market, an artists' and vintage quarter, the Electric Palace theatre and cinema, an art centre, and a leisure centre with indoor swimming pool and fitness facilities. Bucky Doo Square regularly hosts live music, festivals and community events throughout the year. West Bay is located approximately 1.5 miles away and provides a fishing and boating harbour, beaches, and access to the Jurassic Coast and South West Coast Path.

For further information, or to make an appointment to view, please call Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **D**
EPC Rating



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

