



Nightingale Drive | Broadway | Weymouth | DT3 5ST

Guide Price £290,000

BEAUMONT  JONES

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We are delighted to offer a beautifully presented three bedroom end of terraced home located within the highly popular location of Broadway. Renovated throughout to a high standard this home would make an excellent first time purchase offering a spacious open plan kitchen/dining/living room, three generous sized bedrooms, contemporary bathroom suite and cloakroom, conservatory/utility, low maintenance rear garden, allocated parking for one vehicle and a garage within a block. Viewing is highly recommended to be appreciated.

- Beautifully Modernised Throughout
- Spotlights and Coving Throughout
- Allocated Parking and Garage
- Stunning Open Plan Living Accomodation
- The Perfect First Time Buy
- Lovely Low Maintenance Rear Garden

Full Description

Entrance into this immaculate family home is via the double glazed rear aspect door, leading through to the welcoming porch/hallway. Herringbone flooring flows from this great space into the open plan living area, from the hallway there are stairs rising to the first floor, side aspect double glazed window, wall mounted cast iron radiator, exposed brickwork and a door leads into the cloakroom. The contemporary cloakroom offers a low level WC with a concealed cistern, wall mounted floating hand wash basin, wall mounted heated towel rail, front aspect double glazed window, automated LED lighting, partially splashback around with inset creating

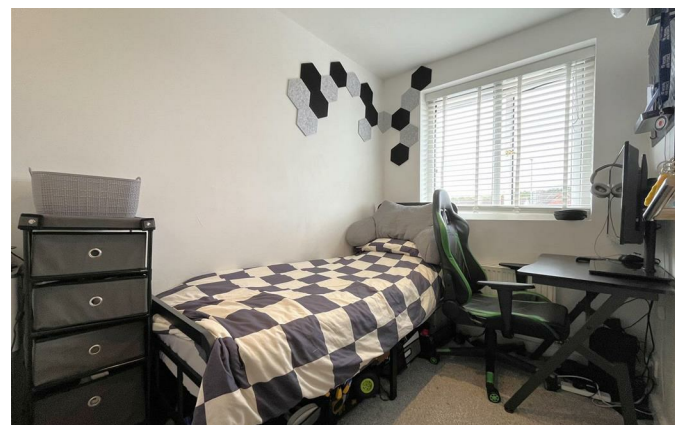
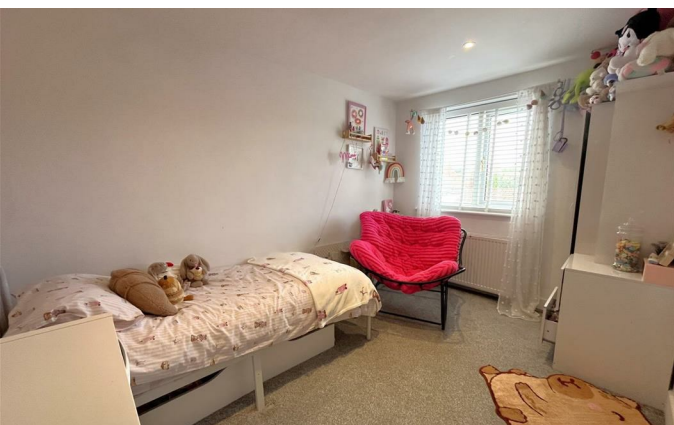


This stunning end of terrace home would make a perfect first time buy.



a focal point for decoration. The stunning open plan living space is the main hub of the home offering ample space for furniture in the living space as well as two vertical cast iron radiators, front aspect double glazed window, open under stairs and this room flows through to the kitchen/diner area. The kitchen/diner offers a range of eye and base level shaker style units with work surfaces over, breakfast bar offering room for multiple chairs, space for appliances including a fridge/freezer, dishwasher and oven with fitted extractor hood over, cupboard housing wall mounted boiler, rear aspect double glazed window and a rear aspect double glazed door opening into the conservatory/utility. The conservatory is currently set up as a utility offering a base level unit providing space and plumbing for a washing machine and tumble dryer, multi aspect double glazed windows, double glazed double doors open onto the rear garden.

Returning to the hallway stairs rise to the first floor landing. The landing offers a bright and airy feel with a side aspect double glazed window, glass balustrades, access to loft via the hatch, storage cupboard housing an immersion heater and doors lead through to the remaining accommodation including three bedrooms and the family bathroom. The master bedroom is a generous size with a built in wardrobe, wall mounted radiator and a front aspect double glazed window. Bedroom two is a further double offering a wall mounted radiator and a rear aspect double glazed window. Bedroom three is a good sized single offering an over stair area which currently is used as a wardrobe, wall mounted radiator and a front aspect double glazed window. The beautiful family bathroom offers a suite comprising a panel enclosed bath with fixed glass shower screen and a wall mounted mixer shower over head, vanity wash hand basin, low level WC with a concealed cistern, wall mounted towel rail, rear aspect double glazed window and this room is mostly splashback boarded around.



The rear garden is low maintenance with laid to patio area abutting the property creating a great space for a table and chairs, laid to AstroTurf area, to the bottom of the garden there is a lovely laid to composite section also creating a great space for a table and chairs to enjoy the sunshine. This beautiful garden is fence and wall enclosed with stone to shingle bordering and offers an external water supply. There is side access leading back to the front of the property. To the front of the property it is stone to shingle. To the rear of the garden there is allocated parking for one car, garage within a block providing an up and over door.

The property sits within the popular location of Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre close by offering a range of shops, takeaways, doctor's surgery and a pharmacy. Primary and secondary Schools are close by and the Upwey train station is just a short stroll away with a direct line to London Waterloo.

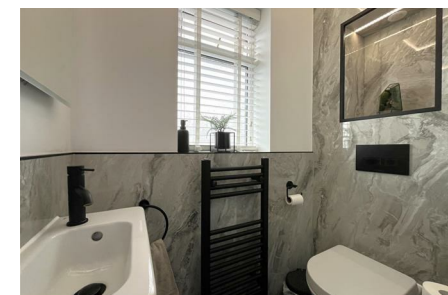
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C. Services Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Fully modernised throughout.



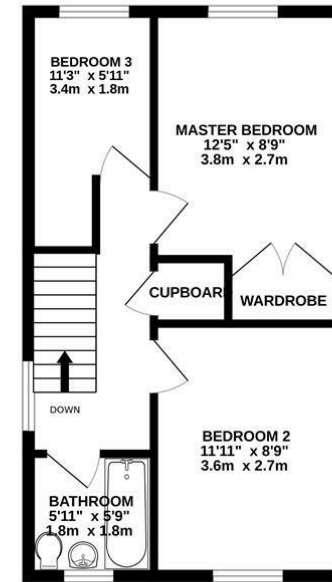


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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