



Instinct Guides You



## Nightingale Drive, Weymouth Offers In Excess Of £350,000

- Extended Detached House
- Three Bedrooms
- South/Westerly Garden
- Garage & Driveway
- Additional Large Reception Room
- Kitchen/Breakfast Room



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





An extended three-bedroom detached home with a sunny south-westerly facing garden, garage, and driveway, offered for sale along the ever-popular Nightingale Drive in Broadway. This well-presented property has been significantly enhanced by a large side extension, creating a fantastic open-plan space ideal for family living and entertaining, complete with a striking vaulted ceiling that adds to the sense of light and space.

Inside, the generous lounge offers a comfortable setting for everyday family life and flows seamlessly into the impressive vaulted reception room — a perfect area for hosting guests or simply relaxing. To the rear, the kitchen/breakfast room is fitted with a good range of units, built-in appliances, space for further appliances, and plenty of room for a dining table and chairs. A useful ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers three bedrooms and a family bathroom. The two principal bedrooms are both well-proportioned doubles, providing ample space for furnishings, while the third bedroom is a good-sized single. The bathroom includes a bath, wash hand basin, and WC.

Outside, the rear garden is a real highlight — a private and sunny retreat featuring a raised sun terrace that captures the best of the south-westerly aspect, alongside a lawn and well-maintained planted borders. Gated side access adds convenience. To the front, the paved driveway provides ample off-road parking and contributes to the property’s attractive kerb appeal.

## Room Dimensions

Living Room 17’3" x 11’9" (5.26 x 3.59)

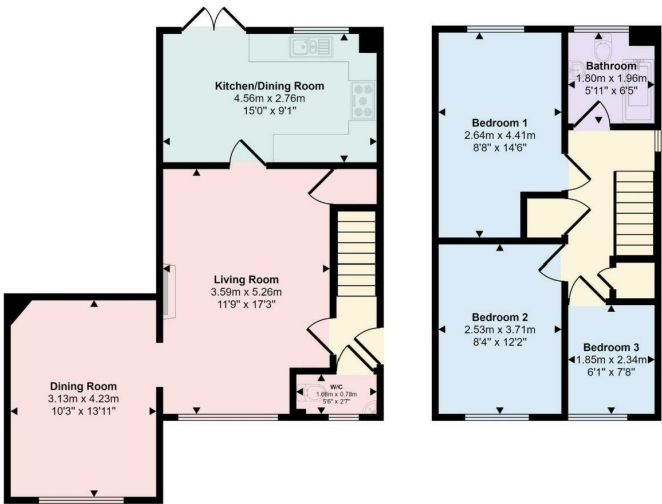
Dining Room 13’10" x 10’3" (4.23 x 3.13)

Kitchen/Breakfast Room 14’11" x 9’0" (4.56 x 2.76)

Bedroom One 14’5" x 8’7" (4.41 x 2.64)

Bedroom Two 12’2" x 8’3" (3.71 x 2.53)

Bedroom Three 7’8" x 6’0" (2.34 x 1.85)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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