



Mallard Cottage Nottingham Weymouth DT3 4BH

for sale
£300,000



Property Description

This charming cottage is located in the idyllic village of Nottingham, set in a beautiful rural setting and within walking distance of main line bus routes to Weymouth town centre and award winning sandy beach. There is also a selection of shops and amenities within walking distance of the cottage.

The property comprises lounge diner, bathroom, two bedrooms with charming rear garden enjoying views across the surrounding area.

Entrance

Communal Porch

Living Room

13' 1" Max x 13' 7" narrowing to 11' 9" (3.99m
Max x 4.14m narrowing to 3.58m)

Stone built open fireplace with cast iron log burner and tiled hearth. Feature exposed wooden beams. Wooden style flooring. Power points. Front aspect sash window. Arch leading into: -

Dining Room

13' 7" x 8' 8" (4.14m x 2.64m)

Continuation of wooden style flooring. Power points. Stairs rise to the first floor. Storage cupboard. Arch leading into: -

Kitchen

13' 7" x 6' 2" (4.14m x 1.88m)

Fitted kitchen comprising base units with square edge worksurfaces over. Ceramic sink. Tiling. Power points. Space for a cooker. Space for fridge and freezer. Space and plumbing for washing machine. Two Velux windows. Rear aspect double glazed window. Continuation of wooden flooring. Glazed stable door to garden.

First Floor

Landing

Bedroom One

13' 7" x 8' 1" (4.14m x 2.46m)

Front aspect sash window with views overlooking surrounding fields. Carpeted. Skirt boarding. Coved ceiling. Power points.



Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m)

Rear aspect window overlooking the garden. Carpeted. Fitted wardrobes. Loft access.
Power points. Coving. Skirt boarding.

Bathroom

Impressive suite comprising fitted double shower cubicle. Pedestal wash hand basin. Low level WC. Tiling. Tiled flooring.

Outside

Front Garden

The garden is a low maintenance garden mainly laid to shingle and paving. Steps to the front door.

Rear Garden

Initial courtyard area with a log store, leading to a Large tiered garden with various vegetable plots. Lawned garden at the top taking in stunning views over surrounding hills and countryside. Garden shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt
 Council Tax Band: C

Tenure: Freehold

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