



Instinct Guides You



## Nightingale Drive, Weymouth £325,000

- Extended Detached Bungalow
- Garage and Parking
- Low Maintenance Garden
- Two Bathrooms
- Three Bedrooms
- Conservatory
- Extensive Accommodation
- Peaceful Cul-de-Sac Position



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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





This extended three bedroom bungalow with garage and parking sits within a peaceful cul-de-sac in Broadway. The property enjoys two bathrooms, a low maintenance garden and additional utility with a range of amenities nearby and transport links between Weymouth and Dorchester.

Two parking spaces front the home with one in front of the garage door, a bricked wall borders the property with low maintenance front garden; front door and porch center the home.

Inside, a conservatory sits within the heart of the home - a pleasant space with views over the garden flowing seamlessly into the living room/diner. Generous proportions accentuate the living space with ample room for an array of furnishings. The accommodation bends round with a kitchen to the left and family shower room to the right. To the end of the corridor, Bedroom Three provides a suitable guest space but additionally functions as an office or study. Adjacent, Bedroom Two enjoys direct access to the garden via a door as well as proportions as a double room.

The other side of the home hosts the principle suite - A spacious double room with en-suite bathroom and plentiful storage. Behind, a large utility, accessed via the garden, provides extensive floorspace for laundry facilities as well as storage whilst seamlessly incorporating the garage as a potential workshop.

The courtyard garden is completely private thanks to the property's unique shape with low maintenance patio areas for relaxation. A lean-to style side access provides further sheltered storage.



Room Dimensions

Living Room/Diner 15'7" max x 19'0" max (4.77m max x 5.80m max)

Conservatory 13'4" x 9'4" (4.08m x 2.85m)

Bedroom One 12'9" x 10'6" (3.91m x 3.21m)

En-Suite Bathroom 11'5" x 4'1" (3.50m x 1.26m)

Bedroom Two 11'8" x 8'3" (3.56m x 2.54m)

Bedroom Three/Office 8'4" x 8'4" (2.55m x 2.55m)

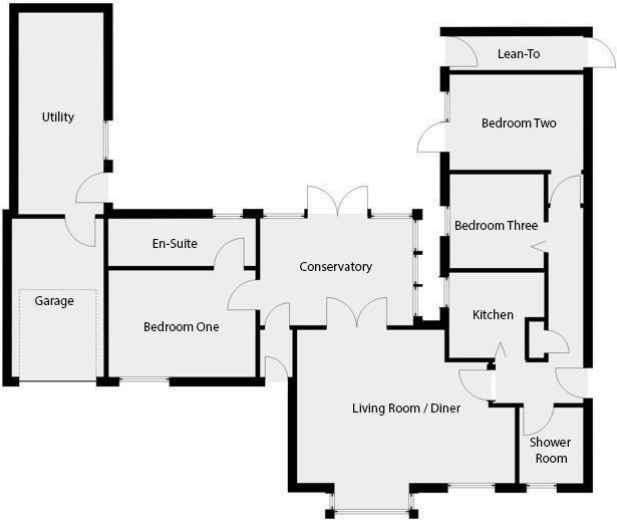
Kitchen 8'3" max x 7'5" max (2.53m max x 2.27m max)

Family Shower Room 6'7" x 5'9" (2.02m x 1.76m)

Garage 15'11" x 8'0" (4.87m x 2.45m)

Utility 17'7" x 7'4" (5.37m x 2.26m)

Lean-To/Storage



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

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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.