



Nightingale Drive | Broadway | Weymouth | DT3 5ST

£280,000

BEAUMONT  JONES

**Nightingale Drive | Broadway
Weymouth | DT3 5ST
£280,000**

Tucked into the corner of Nightingale Drive is this immaculate two bedroom detached bungalow with garage and off road parking. The home is beautifully presented throughout with contemporary kitchen and modern shower room as well as a low maintenance rear garden and bus routes just a short stroll away.

- Immaculately Presented Throughout
- Garage and Parking
- Low Maintenance Rear Garden
- Contemporary Kitchen and Bathroom
- Detached Bungalow
- Well Positioned
- Two Double Bedrooms
- Bus Routes and Amenities Nearby

Full Description

To the tail end of Nightingale Drive, a left turn takes you into a small cul-de-sac servicing just a few houses. Nestled within is this stunning Bungalow with one parking space fronting the home and at least one space to the side on approach to the garage.

Inside the hallway leads in with the lounge diner at the first right and the kitchen immediately ahead. The lounge/diner flaunts exemplary proportions with a feature bay window and large patio doors opposite, creating a dual aspect for abundant light. With ample space for sofas and dining



Enviably positioned within a cul-de-sac servicing only a handful of homes and boasting garage and off-road parking for at least 2 cars.



furniture, the room utilises the patio doors to create seasonal versatility, blending the spaces on warmer days. Adjacent, the kitchen hosts worktop space to three sides with sink to the window and hob adjacent. Base and eye level units offer vast storage alongside ample preparation space.

Continuing down the hall you will find the stunning shower room. Finished with large walk-in shower, basin and toilet, the space is dressed tastefully with sleek splash boards and wood effect flooring creating a modern feel within the room.

Both bedrooms complete the internal footprint with Bedroom Two in the heart of the home flaunting proportions for a double bed and furnishings or suitable for, as it is currently arranged, an office space with large wardrobes. Bedroom One is an excellently proportioned double with views over the garden alongside plenty of room for additional furnishings.

Outside, the vendors have implemented an initial decking area which feels completely secluded whilst ensuring plenty of the sun with its elevation. The decking spans the depth of the property and is a lovely social space for enjoying the sun. A slope towards the remainder of the garden leads to a useful patio and artificial lawn area which is extremely tucked away and offers space for a large shed or more furniture.

The garden adjoins the garage, a useful space with electric rolling door on entering and separate power supply for sockets and lighting inside. The garage itself retains extremely reasonable dimensions for storage or a workshop.

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, doctor's surgery and pharmacy. 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.

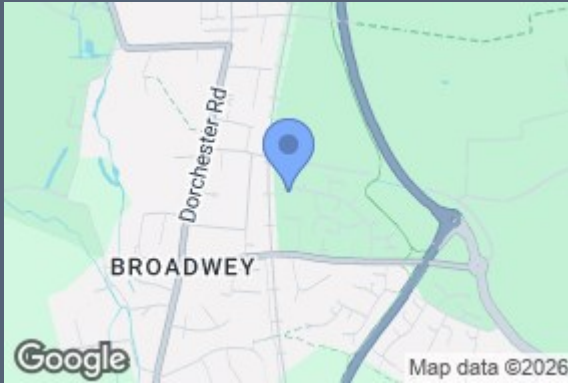
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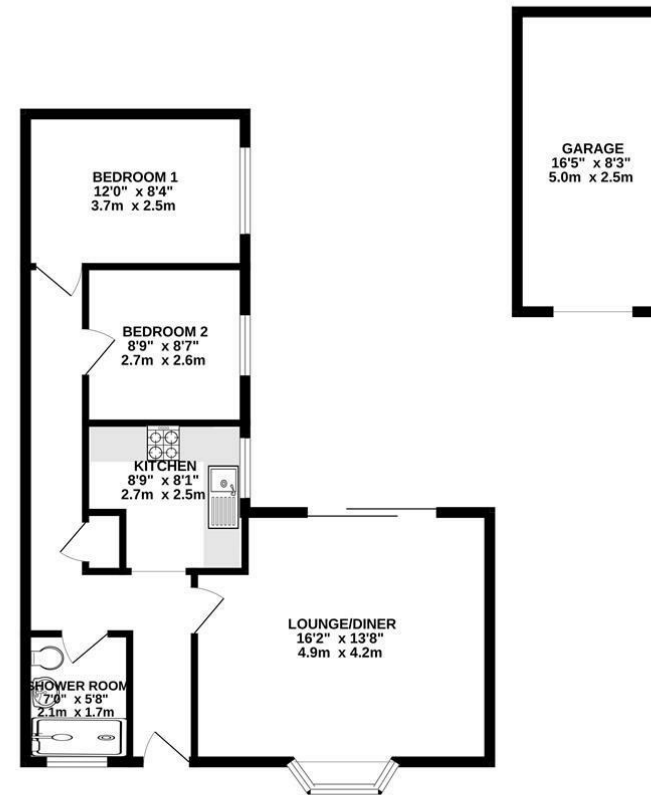
Immaculately presented throughout with two double bedrooms, contemporary kitchen and shower room and low maintenance rear garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints 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

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk