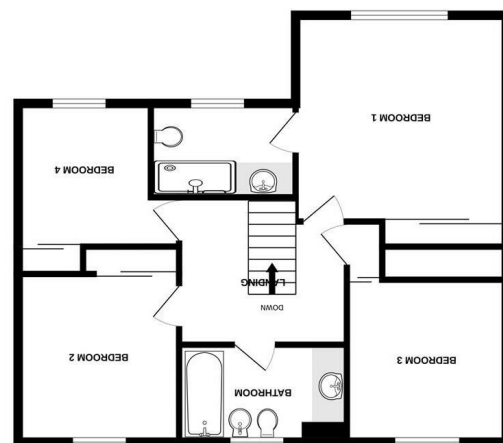
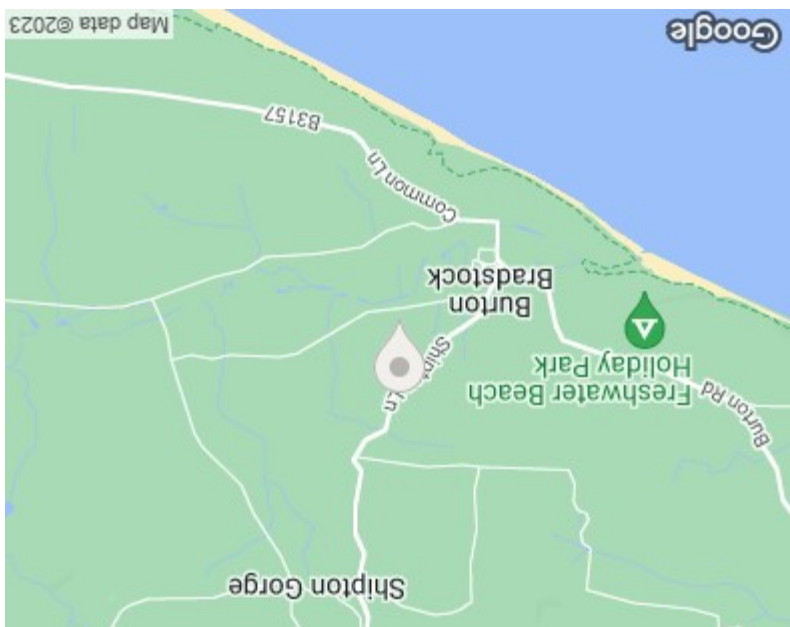
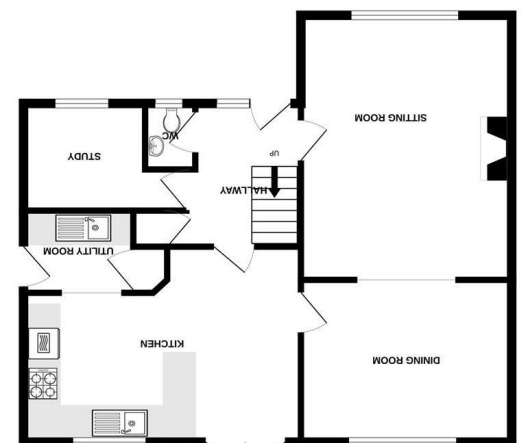


TOTAL FLOOR AREA: 1415 sq ft. (131.4 sq m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



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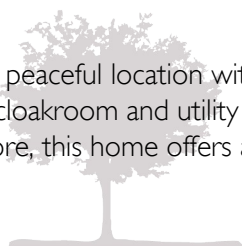
01305 340860

## Independent Property Consultants and Valuers



Northover Close, Bridport

A attractive and well proportioned detached property favourably situated in a peaceful location within the sought after village of Burton Bradstock. This four-bedroom home boasts versatile accommodation including a sitting room, dining room, kitchen, study, cloakroom and utility room on the ground floor plus all bedrooms, main bedroom with en-suite facilities and a further family bathroom all situated on the first floor. Furthermore, this home offers a both front and rear gardens with a south facing aspect. There is a good size driveway leading to a double garage. EPC rating TBC.



Asking price £695,000



Situation

Burton Bradstock is a highly sought after village in West Dorset, situated approximately 2.5 miles (4.0 km) southeast of Bridport. Burton Bradstock village lies in the Bride Valley close to the mouth of the River Bride. It offers a spectacular coastline and a plethora of picturesque walking opportunities. The village comprises a parish church (dedicated to St Mary the Virgin), two pubs, a primary school, shop, post office stores, beach café, hotel, garage, village hall, reading room and library. There is a frequent bus service to nearby Bridport, Weymouth, Wareham, Poole, Lyme Regis, Seaton and Exeter. Burton Bradstock is also just two miles from the idyllic fishing village of West Bay, which is the setting for the hit television series Broadchurch.

Key Features

Set within a quiet location, Furzebeam offers potential to modernise and extend (subject to the necessary planning permissions)

A generous driveway provides off road parking for multiple cars and leads to a double garage. To the side of the drive is a front garden area, mainly laid to lawn with some shrubs and a patio area. A side gate provides pedestrian access.

The front door opens to the property hallway that provides access to all ground floor rooms, storage cupboard, cloakroom and a staircase leads to the first floor.

The ground floor offers a good size front aspect sitting room with central fireplace and an opening leading through to a separate dining area overlooking the rear garden. The kitchen diner is fitted with a range of wall and base units with worksurface over. There are integrated appliances including an oven, gas hob with extractor fan over and a dishwasher. French doors lead to the rear garden. A further opening takes you to the utility room with additional storage, sink and a side aspect external door. The versatility of the home is aided by a further reception room/study room.

The first floor of the property houses all four bedrooms, each with storage solutions. Bedroom one offers en-suite facilities and there is a further family bathroom to the rear.

The rear garden is an excellent size due to the property's positioning with south west facing aspect. A paved area abuts the rear of the property and detached garage providing an excellent space for garden fining furniture. The garden offers a plethora of plants and shrubs.

Room Dimensions

Sitting Room 13'0" x 16'06"

Dining Room 13'01" x 10'01"

Kitchen/Diner 17'03" x 12'02"

Study 7'04" x 7'02"

Bedroom One 13'04" x 12'08"

Bedroom Two 10'01" x 10'10"

Bedroom Three 10'0" x 9'11"

Bedroom Four 9'11" x 8'03"

Bathroom 10'01" x 6'01"

Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F

Services

Mains electricity, water and drainage are connected. Gas fired central heating.

Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact  
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.