

22 Valley Road Bothenhampton Bridport DT6 4JS



Guide Price £650,000 Freehold

A beautifully appointed and extended contemporary detached bungalow on a fairly level corner site with blank-canvas gardens just an active level walk to the town centre and coast



SITUATION: The property occupies a large corner plot on the lower slope of Valley Road, within a 1970's development of mainly bungalows and affording superb views towards Bothen Hill. There is a nature reserve which runs along the eastern fringe of the development and connects to the old railway line which leads to West Bay and there are cut-throughs to the town centre of Bridport, an active mile's walk away.

The Crown pub lies at the bottom of the hill as does Groves Nursery with its cafe/restaurant and Morrisons is also within easy reach. There are also connecting footpaths to Bothenhampton village where there is a good community, village hall, recreational ground, active Parish Church and very ancient Church.

The vibrant town centre of Bridport affords mainly independent shops with a twice-weekly street market, artists' and vintage quadrant, Electric Palace theatre/cinema, art centre and leisure centre with indoor swimming pool and fitness suites and the central Bucky Doo Square hosts bands, festivals and events all year round.

The coast at West Bay lies approx 1.5 miles distant with its fishing/boating harbour, beaches and access to the Jurassic Coastline and South West Coastal Path, and also provides many marine and water pursuits, together with regular firework displays.

THE PROPERTY comprises a detached bungalow featuring attractive brick elevations under a concrete tiled roof with matching extension to the rear with light turret providing a beautiful contemporary living/dining/kitchen fitted with luxury modern units and appliances with every attention to detail. The whole bungalow has been thoughtfully renovated with no expense spared and is offered in excellent order throughout.

The wrap-around gardens extend mainly to the south and east and provide lawned areas with sitting out terraces, all well fenced and secure with a detached garage with adjoining driveway providing additional parking. This garden has been designed for ease of maintenance but offers a blank canvas for those wanting to create a formal garden or for horticultural production.

DIRECTIONS: From the centre of Bridport travelling south along South Street to the Groves roundabout, take the second exit off signposted to Burton Bradstock and then first left into Chestnut Road. Take the second turning right into Valley Road and the property will be found on the corner plot on the bend of Valley Road.

THE ACCOMMODATION comprises the following:

Ultra-modern front entrance door opening to:

ENTRANCE HALL with built-in coat cupboard and sliding glazed doors opening to the:

LOUNGE/DINING ROOM with large northerly window affording views to Bothen Hill. Double doors opening into the KITCHEN which has been recently extended to provide a wide opening to the adjoining CONTEMPORARY DAY ROOM/DINING/LIVING ROOM with light turret, two southerly windows and double sliding doors opening into the garden. Three modern electric heaters are provided to this area and a large wall-mounted TV screen. The kitchen area affords a comprehensive range of fittings of the highest quality and incorporating mainly integrated appliances including a one-and-a-half bowl sink unit with mixer tap and boiling water facility, integrated dish washer, pan drawers, Haier American-style fridge/freezer, double ovens, AEG 5-ring induction hob with unusual extractor hood over and pan drawers below, draw-out pantry unit and peninsular section with breakfast bar accommodating seating for 4 and with adjoining matching dining table extension. Integrated cupboard housing the Joule hot water tank with

shower pump. Wood-effect laminate flooring, very attractive decorative splashbacks, sunken ceiling downlighters. Door to:

UTILITY/LAUNDRY ROOM of mainly uPVC double-glazed construction with further work surfaces extending over built-in cupboards either side and affording plumbing for washing machine and tumble dryer. Door opening into the rear garden.

INNER HALL with hatch to roof space with ladder fitted, partly boarded and with electric light and where the modern mains gas-fired boiler is situated. Three ceiling lights.

BEDROOM 1 affording dual aspects to the north and east with fitted wardrobes.

LUXURY EN-SUITE BATHROOM with feature panelled bath with shower over, curtain and rail, twin sink units in extensive cupboard housing with complimenting surfaces over and WC. Windows to the east and south. All beautifully decorated with large tiles from floor to ceiling, de-mister lit mirrors over each basin. Concealed ceiling downlighters and ladder radiator/towel rail.

BEDROOM 2 with large window to the north and 5-doored wardrobe, 3 over-bed head concealed ceiling downlighters and central light.

BEDROOM 3 with large window to the south.

FAMILY SHOWER ROOM with corner shower unit, basin with fitted cupboards below and extending, WC, ladder radiator/towel rail. Very attractive large marble-effect tiling from floor to ceiling and obscure-glazed window.

OUTSIDE

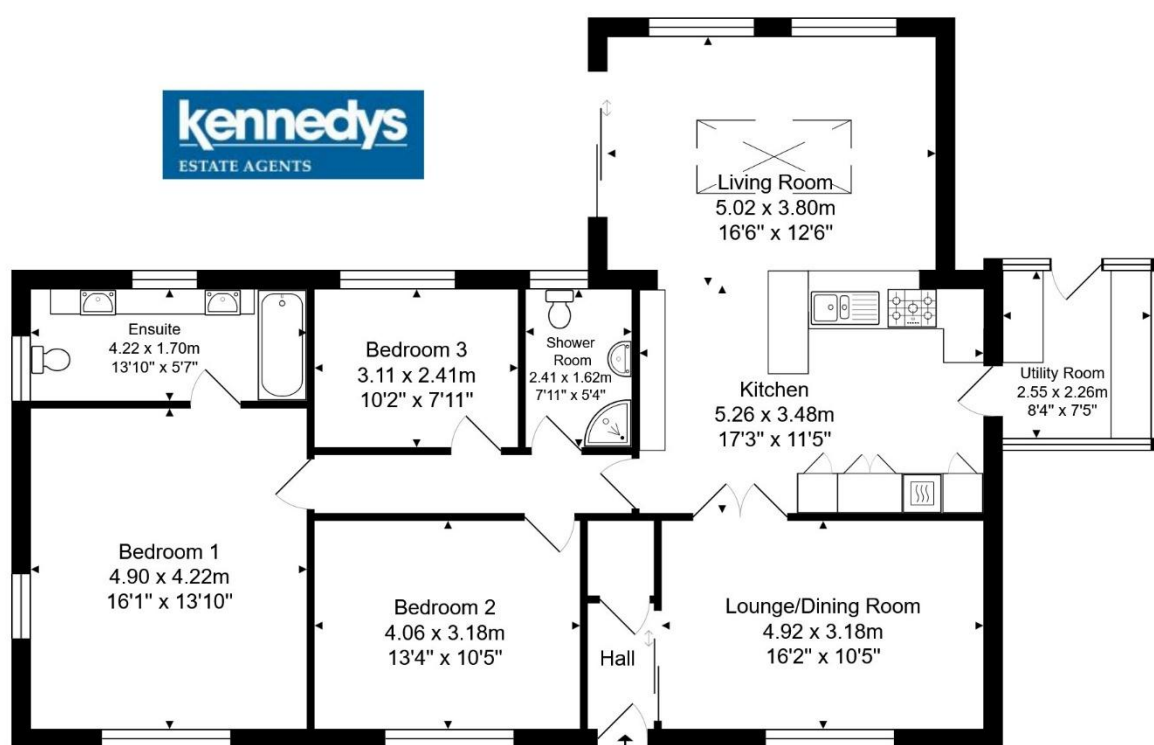
There are open-plan lawns to the front and east with two pathways across to the front door, one comprising stepping stones off the side road and the other a more formal paved and gravelled path from the main Valley Road. There is also a driveway giving access to the SINGLE GARAGE which has a metal up-and-over vehicular door, power and light fitted and extends back into the rear garden with a pedestrian door here.

The rear gardens extend mainly to the south and are well enclosed with modern high-level wooden fencing and provide sun-bathed lawns, much privacy and seclusion with hard-terraced areas for sitting out. This is a manageable garden as laid at present but also offers a blank canvas for fruit and vegetable production or more formal gardens. There are access gates to both sides and a gravelled bin storage area on the west side. The soffits have concealed lights fitted.

SERVICES: Mains water, drainage, electricity and gas. There is a gas-fired combi-boiler in the roof space and modern double-glazed windows and doors. Cavity wall insulation. Broadband and Mobile signals - see Ofcom website. Council Tax Band 'D'.

TC/CC/KEA250044/13625

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Bridport
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Total Area: 123.7 m² ... 1332 ft²
Not to scale. Measurements are
approximate and for guidance only.





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