



HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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1 SLADES GREEN, BRIDPORT, DORSET, DT6 4DZ

£350,000 FREEHOLD

- * MASTER BEDROOM EN-SUITE
- * 2 FURTHER BEDROOMS
- * ENTRANCE LOBBY
- * RECEPTION HALL
- * LIVING ROOM
- * KITCHEN
- * SUN ROOM/CONSERVATORY
- * GARAGE
- * LARGE GARDEN
- * 2 GARDEN STORES
- * PANORAMIC VIEWS
- * GAS CENTRAL HEATING
- * DOUBLE GLAZING

A well presented detached bungalow, enjoying an elevated location, commanding exceptional panoramic views on market town outskirts.

The property comprises a detached bungalow built Circa 1965 having attractive brick elevations under an interlocking tiled roof. The property has been maintained to a high standard by the vendors over many years. Features include en suite facilities, panoramic views and large garden area.

The property is located some ½ a mile from Bridport market town centre, backing to farmland, in a popular residential area. Bridport market town has excellent shopping facilities and good commercial amenities, market days being Wednesday and Saturday. Coastal facilities are available at West Bay some 1 ½ miles distant with direct access to the Jurassic coastline. Those persons seeking modern amenities, with a large garden, are advised an early viewing.

The accommodation comprises steps to the aluminium decorative double glazed entrance door to the –

ENTRANCE LOBBY Coved and artexed ceiling. Telephone point. Decorative glazed panelled door with matching side screen opening to the –

RECEPTION HALL Radiator with display shelf. Access to the insulated roof space by fold away loft ladder, part boarded and fitted with electric light. Door to cloaks cupboard with radiator and slatted shelving. Coved and artexed ceiling. Programmer and thermostat for central heating control. Decorative glazed door opening to the –

LIVING ROOM About 22' 4", 6.8m max x 16' 4", 5m max, being L shaped. Pseudo brick chimney breast to ceiling height with mantle shelf containing electric fire, matching plinth with Myson fan assisted recessed radiator. Coved and artexed ceiling. 2 pendant light points. Tv aerial point. Decorative glazed serving hatch to the kitchen. 2 radiators. Triple aspect double glazed windows, fitted with vertical sun blinds, giving superb views over the Brit Valley and Eype Downs. Due to the elevated location very unlikely to ever be interrupted.



KITCHEN About 9' 7", 2.92m x 8' 10", 2.7m. Well fitted with light Oak fitments with Oak edged laminated work surface. Inset 4 ring halogen hob unit. Inset 2 ½ bowl stainless steel sinks, hot and cold mixer tap. Built under dishwasher. High level electric oven. Cooker filter hood. Range of under surface drawers and cupboards. Range of high level cupboards with lead lighted glazed fronted china display cupboards. Corner unit. Full height sliding storage rack. Radiator with display shelf over. Coved and artexed ceiling. 3 adjustable ceiling spotlights. Extractor unit. Decorative double glazed door giving rear access. Large double glazed picture window with tiled sill. Brick surround to work surfaces.



BEDROOM 1 About 10' 10", 3.3m x 13', 3.9m including built in bedroom fitments comprising vanity shelf with wardrobes either side, storage locker over, 4 mirror fronted wardrobe cupboards with hanging rail and shelving. Coved and artexed ceiling. Pendant light point. Radiator. Tv aerial point. Patio style door giving access to the conservatory/sun room with views through to the garden. Decorative glazed door to the –

EN SUITE SHOWER ROOM About 11' 6", 3.5m x 5', 1.54m. Shower area with corner tiled shower cubicle with thermostatic control and folding shower front. Ceramic tiled floor. Mirrored wall panel. Radiator with display shelving. Vanity basin, hot and cold. Low level close coupled Wc. Coved and artexed ceiling. Recessed ceiling spotlight. Double glazed window. Decorative arch.

BEDROOM 2 About 12', 3.67m x 9', 2.72m. Radiator with display shelf. Coved and artexed ceiling. Pendant light point. Tv aerial point. Patio style door, giving access to the conservatory/sun room with views through to the garden.

BEDROOM 3 About 10', 3m x 7' 3", 2.21m. Radiator with display shelf. Coved and artexed ceiling. Double glazed window unit, fitted with vertical sun blinds, giving extensive views over the neighbouring properties and farmland.

BATHROOM Fully tiled to walls with one wall being mirror tiles. Champagne coloured bath, hot and cold mixer tap with Mira thermostatic independent shower and shower screen. Vanity basin. Low level Wc with concealed cistern. Electric shaver point. Radiator with display shelf over. 2 ceiling spotlights. Door to the airing cupboard with slatted shelving and pre-lagged hot water cylinder, fitted with immersion heater.

With access from bedrooms 1 and 2 is the –

SUN ROOM/CONSERVATORY

About 21' 6", 6.6m x 7' 3", 2.2m. Of brick and timber construction with decorative glazing to two sides. Large picture windows giving views to the garden. Double glazed patio style door giving access to the garden, fitted vertical sun blinds. Polycarbonate roof. 4 wall light points. Power point. Tv aerial point. Brick flooring. Enjoying a South Easterly view, over the garden and open farmland.



OUTSIDE

Approached over a tarmac shared driveway with parking for one car leading to the integral GARAGE about 23', 7m x 9', 2.73m. Fitted with up and over door, electric power and light, gas and electricity meters, window, plumbing for washing machine, gas fired boiler for domestic hot water and central heating. To the front is a triangular shaped lawned area with monks path and manicured shrubs. Further large paved patio area. Outside security light. Side access with steps to the rear with further large paved area, shrubs and ornamental pond. Steps rise to a large garden area arranged on four terraces. The first two terraces are paved and held behind stone retaining walls with herbaceous borders along side and mature shrubs. Terrace three has two lawned areas with further area to shingle, beyond which is a decorative paved area and herbaceous border with mature shrubs. Two timber garden store sheds. All bounded by natural hedging and enjoying panoramic rural and sea views. Beyond this is a rough garden area of triangular shape bounded by hedging and mesh wire fencing and backing to farmland.

SERVICES

All main services available. Gas fired central heating. Sealed unit double glazing. Telephone subject to BT regulations.

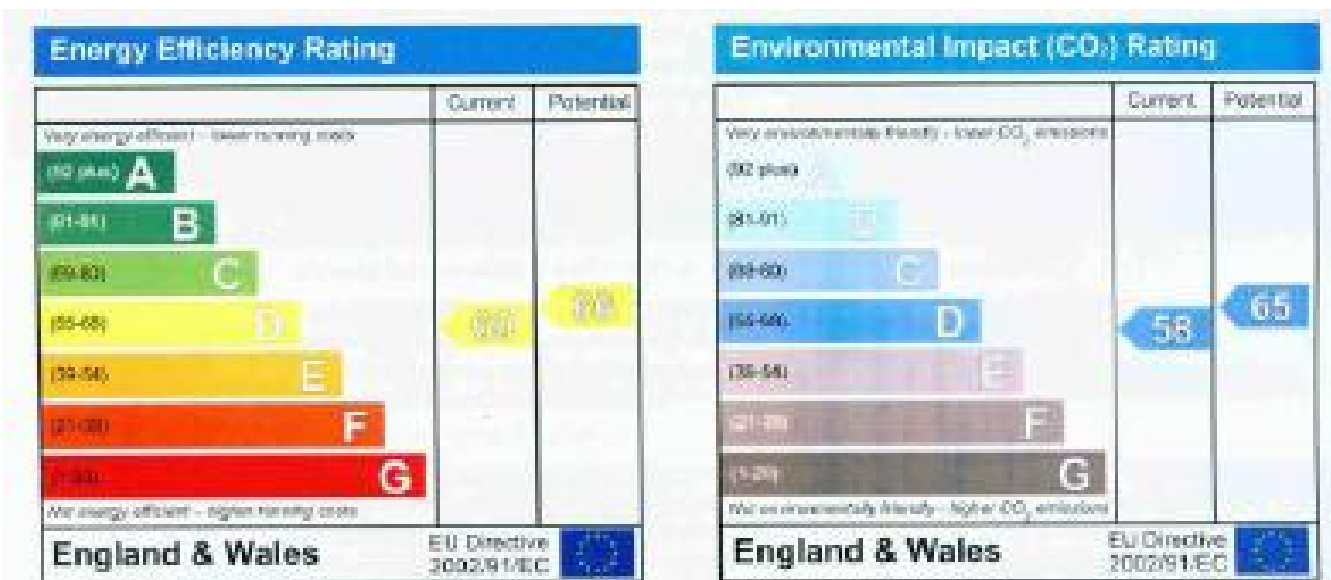
OUTGOINGS

Local Council Tax Band – D

VIEWING

Strictly by appointment with Holloway Estate Agents.

The statements in these particulars as to the property are not to be relied on as statements of representations of fact.





1 Slades Green

For identification only - Not to scale
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