



22, Norburton



STAGS

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Burton Bradstock, Bridport, DT6 4QL

Hive Beach/Jurassic Coast 0.8 mile. Bridport 3 miles.

A superb newly refurbished contemporary style detached bungalow with attractive landscaped gardens, peacefully located in the picturesque and popular coastal village of Burton Bradstock

- Many stunning contemporary features
- 3 Bedrooms En suite potential
- Through living room, orangery/dining room
- Low maintenance newly laid landscaped gardens
- Favourably located in a popular cul-de-sac
- Bright and airy interior
- Well appointed kitchen and shower room
- Planning for further enlargement
- Garage, a generous sized driveway and additional parking
- Freehold. Council Tax Band D

Guide Price £673,500

THE PROPERTY

22 Norburton is a very attractive contemporary style bungalow, set in large private landscaped gardens, favourably located in one of West Dorset's most sought after villages. The bungalow was built in the 1960s and under the current ownership has been subject to comprehensive refurbishment and the adding of an orangery/dining room to a very high standard and meticulous detail. The property has very attractive and eye-catching Cedral weatherboard cladding in sky blue.

The many impressive features and improvements include gas-fired central heating with combi boiler and new radiators, uPVC sealed unit windows/doors, new lighting system and fittings, smoothed coved ceilings, well equipped kitchen with contemporary units, Italian worktops, glass splashbacks, Kettle hot tap with cold filter and AEG electric induction hob, AEG oven and designer extractor fan, bosch dishwasher, shower room with contemporary fittings, walk-in shower with Mira Excel power shower, Perform bathroom decorative wall panels and LED/Bluetooth mirror, living room with media/designer feature marble-effect wall panel, including 65" TV, units and mood lighting, feature wall to the orangery and quality low maintenance laminate flooring throughout.



The property also has the benefit of the option of two planning consents at the rear of the bungalow, to create a larger kitchen and bedroom together with a dressing room and en-suite shower room (plans available online through Dorset Council – Application Nos P/CLP/2023/06543 and P/HOU/2023/07163). Alternatively, there is excellent potential - subject to planning - for a larger second bedroom, together with a good sized ensuite at the rear and side of the existing bungalow. (Architectural drawings available on request from Stags)

Extensive landscaping works have also been undertaken together with the provision of additional generous off-road parking.

Viewing of this exceptional bungalow is strongly recommended by the sole agents, Stags

OUTSIDE

Cotswold stone driveway leading to the attached garage (fairly recent GRP roof and still under guarantee).

Level front garden attractively laid out, down to lawn with bench, paved pathways and side pedestrian gate. Good sized, private, rear garden which extends to the side. Large adjoining paved terrace with low retaining walls, steps up to a higher decked terrace with benches, lawn and further bench, with further areas down to Cotswold stone. Newly erected timber fencing.

From the rear garden, which provides a good degree of privacy, there are pleasant views over the village to the surrounding hills and clifftops.

SITUATION

The bungalow is very favourably located at the end of a small, peaceful, cul-de-sac and a pleasant rear aspect backing onto light woodland. It is within easy reach of the village centre and open countryside. Burton Bradstock is considered to be one of the most attractive and sought after villages in West Dorset. It is a conservation village and the centre consists mainly of period stone and thatched cottages for which the area is particularly well known. There are excellent amenities including a shop/garage, Post Office, library, public houses, church, village hall and popular primary school. There is an excellent beach, which forms part of the Jurassic World Heritage Site and the area, as a whole, is designated as one of outstanding natural beauty (AONB). Virtually on the doorstep there are public footpaths giving easy access to open countryside, riverside walks, the village centre and to the beach (some 15 minutes' walk).

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.
Mobile phone service providers available is O2 for voice and data services inside and outside and EE, Three and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the B3157 coast road to Burton Bradstock and turn left by the Anchor Inn into Shadrack. After a short distance turn right into Annings Lane. Take the 3rd turning on the left into Norburton and then 1st right. The property is found at the far end.

What3Words: [///caged.recover.cornfield](https://www.what3words.com////caged.recover.cornfield)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

Current

Potential

69

79

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