



AUSTIN 
ESTATE AGENTS

Coniston Crescent

Radipole

Weymouth

Dorset

DT3 5HA

£530,000

SUMMARY

- Substantial Detached Family Home
- Four Double Bedrooms
- Two Large Reception Rooms
- Modern Fitted Kitchen / Breakfast Room
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Gas Central Heating & Double Glazing Throughout
- Driveway for Multiple Vehicles
- Integral Garage
- Beautiful Rear Garden
- Sought After Radipole Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Dining Room 12' 6" x 15' 0" into bay (3.81m x 4.58m into bay)

Lounge 13' 1" x 15' 0" into bay (3.98m x 4.56m into bay)

Kitchen 16' 7" max x 10' 8" max (5.06m max x 3.24m max)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 10' 1" x 12' 8" (3.07m x 3.86m)

En-Suite 10' 4" x 3' 8" (3.16m x 1.13m)

Bedroom Two 13' 2" x 15' 6" max into bay (4.01m x 4.72m max into bay)

Bedroom Three 12' 4" x 15' 5" max into bay (3.77m x 4.71m max into bay)

Bedroom Four 9' 9" x 10' 10" (2.98m x 3.29m)

Bathroom 5' 10" x 7' 3" (1.79m x 2.20m)

WC

OUTSIDE

Front Driveway

Garage 10' 4" x 22' 1" (3.16m x 6.74m)

Rear Garden

THE PROPERTY

We are delighted to bring to the market this imposing family home, offering exceptionally spacious accommodation throughout and situated in the sought after location of Radipole. The property boasts a lounge, separate dining room, modern fitted kitchen, ground floor cloakroom, impressive hallway, four double bedrooms, en-suite shower room, family bathroom, and separate WC. Outside the property enjoys a large independent driveway, integral garage and attractive rear garden. The owners have maintained the property to a good standard, and as such, we strongly recommend viewing to appreciate all of its benefits.

The entrance door gives access to a reception passage with an internal door to the integral garage and the inviting reception hallway with attractive wood twist staircase ascending to the first floor. The hallway hosts doors to an understairs storage cupboard and all ground floor rooms including a ground floor cloakroom with low level WC, wall mounted wash hand basin and a double glazed window to the rear aspect.

The lounge and dining rooms are both well-proportioned front aspect rooms, with excellent natural light from a large bay window overlooking the pleasant area. Within the lounge is a cosy woodburning stove to the centre of the room and creating a wonderful focal point. The kitchen is fitted with an extensive range of matching eye level and base units, integral dishwasher and ample space for domestic appliances including cooker and fridge freezer. There is also room for an additional dining table suitable for more informal dining. A double glazed window and door to the rear overlook and lead to the rear garden.

The first floor landing is spacious with a rear aspect double glazed window. This area hosts doors to the four double bedrooms, family bathroom and WC. Bedroom one is situated to the front aspect and benefits from an en-suite shower room with low level WC, vanity wash hand basin, independent shower cubicle, complementary tiling and a double glazed window to the rear. Bedrooms two and three are also situated to the front aspect. Both are large double bedrooms with a double glazed bay window and are further enhanced by fitted bedroom furniture. Bedroom four is also a double bedroom with a double glazed window overlooking the rear garden. The family bathroom is a good size and comprises a vanity wash basin, panelled bath, independent shower cubicle, complementary tiling and double glazed window. A separate WC with low level WC is found adjacent to the bathroom.





The property Cont'd / . . .

The vendor informs us that the spacious loft is fully boarded and insulated to the floor, walls and ceiling and can be accessed by a robust loft ladder.

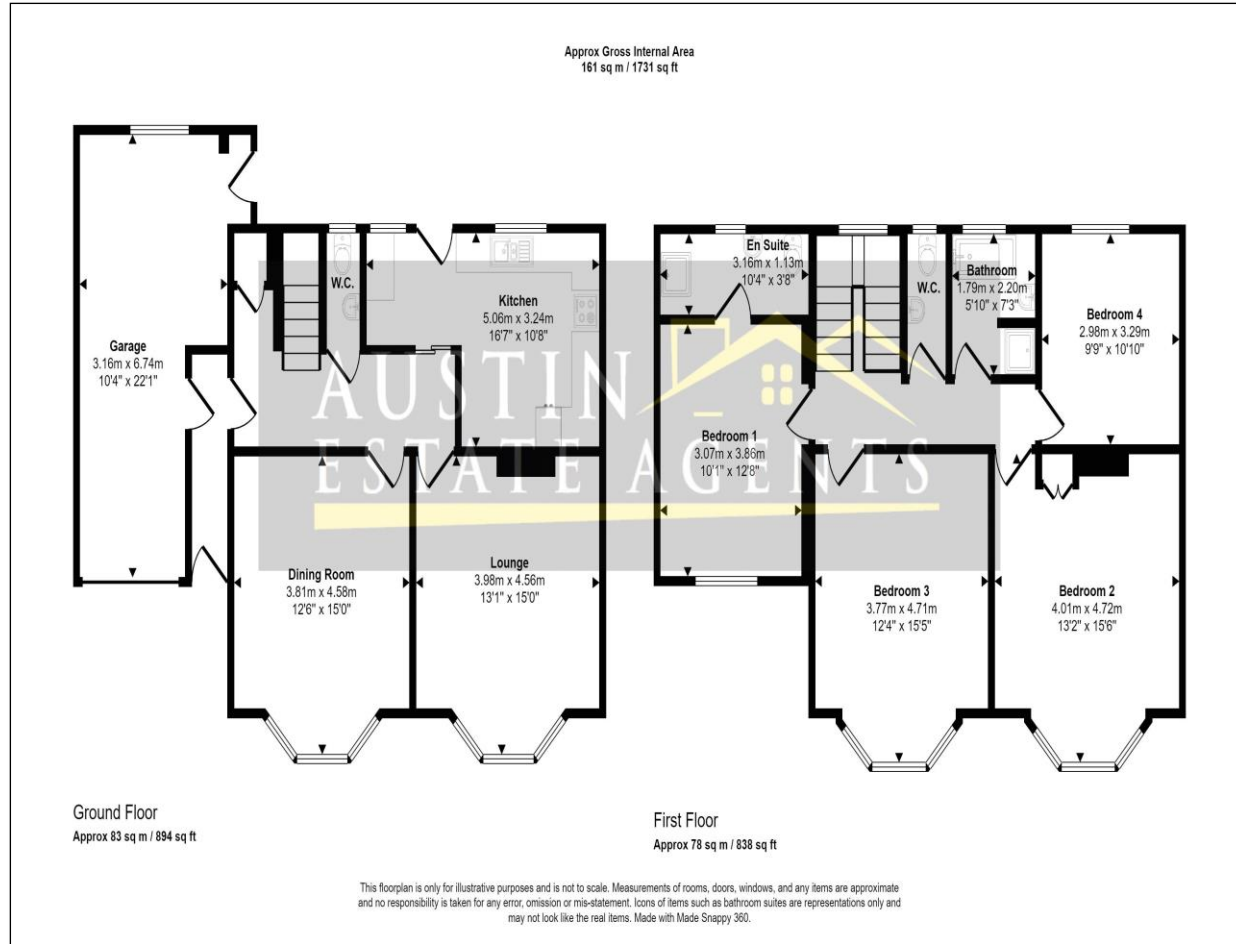
Externally, the property enjoys a large driveway for off road parking with a low maintenance shingled area to the side. The driveway leads to a larger than average integral garage, with an electric roller shutter door to the front and a personal door at the rear giving access to the garden. The well maintained rear garden is very attractive with a large patio area adjacent to the property, ideal for alfresco entertaining. The remainder of the garden is laid to lawn with pleasantly planted borders to one side and a vegetable plot to the other. A brick built shed provides useful storage and rear gate provides further access to the garden.

The property is situated in a quiet cul-de-sac location close by to Radipole Nature Reserve providing beautiful walks. Local shops and amenities, including a well-regarded primary school, are a short car journey away. Transport links are favourable; Weymouth Relief Road is easily accessible, regular bus routes are within walking distance and the mainline train station is also within close proximity.

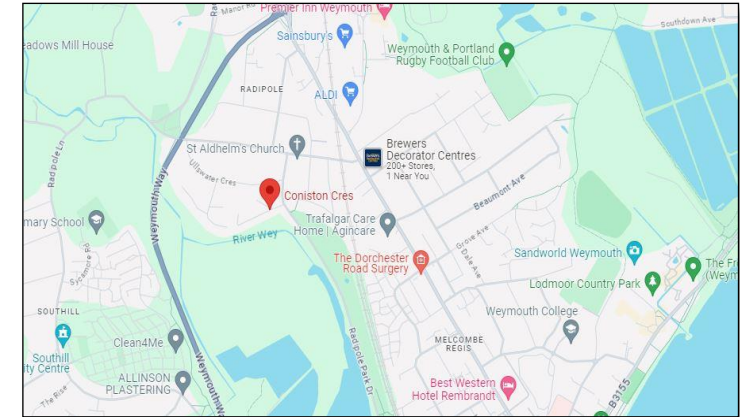
For further information on this substantial family home or to arrange a viewing, please contact the team at Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.