



AUSTIN 
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Elliott Way

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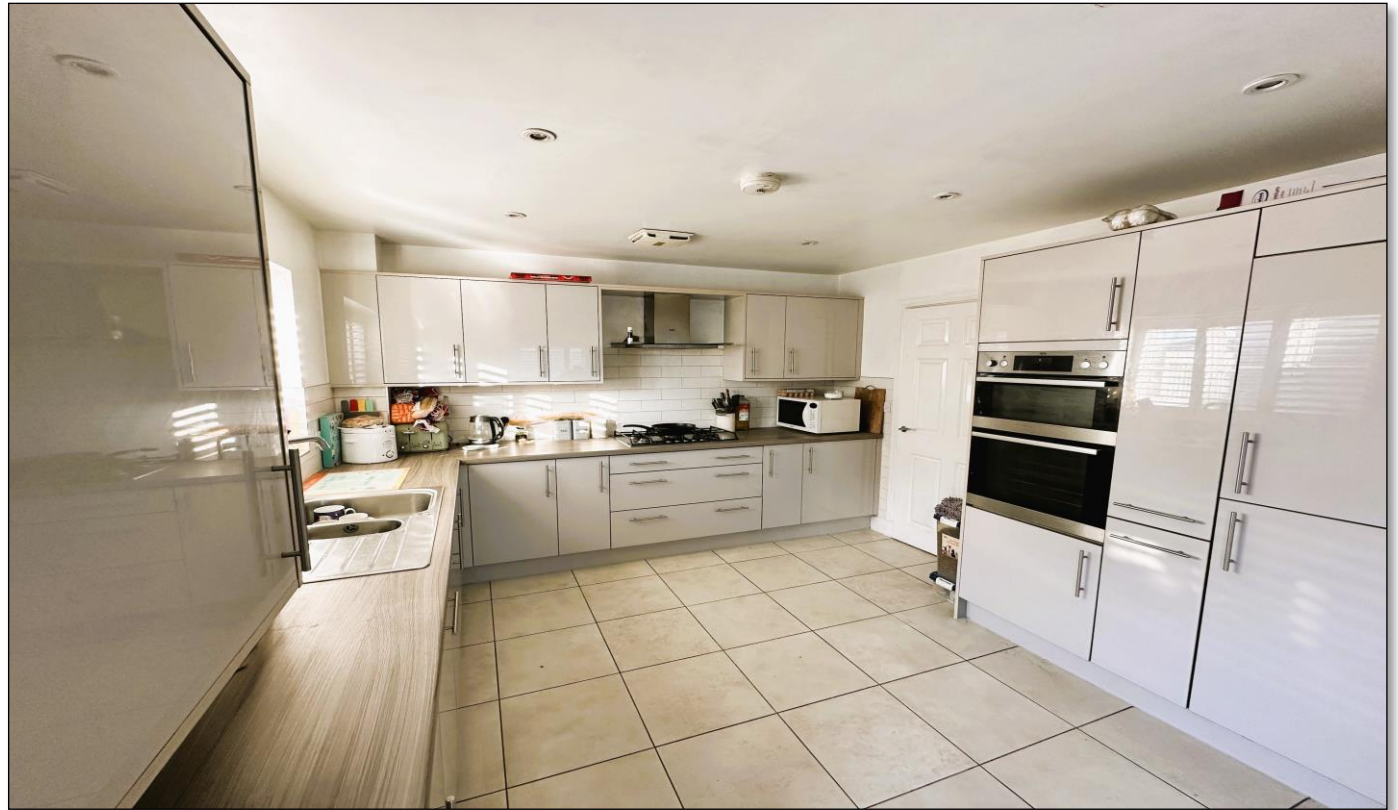
Dorset

DT3 4FQ

Offers in Excess of £375,000

SUMMARY

- **Modern Semi-Detached Family Home**
- **Three Double Bedrooms**
- **Front Aspect Lounge**
- **Open Plan Kitchen/Diner & Utility Room**
- **Family Bathroom & En-suite**
- **Downstairs WC**
- **Spacious Enclosed Rear Garden**
- **Allocated Parking Spaces & Garage**
- **Several Years Remaining on New Build Guarantee**
- **Highly Popular Modern Development**





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 2" x 19' 8" (3.41m x 5.99m)

Kitchen/Diner 11' 0" x 19' 10" (3.35m x 6.04m)

Utility Room 7' 6" x 7' 0" (2.29m x 2.14m)

Ground Floor Cloakroom 4' 1" x 5' 7" (1.25m x 1.71m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 11" x 14' 2" max (3.32m x 4.33m max)

En-Suite 10' 8" x 5' 0" plus recess (3.25m x 1.53m plus recess)

Bedroom Two 10' 4" plus recess x 9' 9" (3.15m plus recess x 2.98m)

Bedroom Three 12' 6" max x 9' 7" (3.80m max x 2.91m)

Bathroom 8' 7" x 5' 7" (2.61m x 1.70m)

OUTSIDE

Front & Side Gardens

Rear Garden

Driveway

Garage (in Block)

THE PROPERTY

We are delighted to offer for sale this striking semi detached property which is situated on a corner plot. Offering good size accommodation this modern family home boasts a contemporary kitchen, en-suite shower room, bathroom and ground floor cloakroom, three bedrooms and lounge / diner. Plantation shutters dressing the windows further add to the property's appeal. Externally the property enjoys planted areas to the front and side, a rear garden, driveway and garage. The property further benefits from the remaining building guarantee from the developers.

The entrance door gives access to the reception hallway with stairs ascending to the first floor and doors to the lounge, kitchen/diner and ground floor cloakroom with low-level WC, wash hand basin and extractor fan. The lounge is situated to the front of the property with a feature fireplace and dual aspect double glazed windows providing excellent natural light. There is ample room to house both lounge furniture and a family dining table. The kitchen diner is spacious with dual aspect, double glazed windows and French doors overlooking and leading to the rear garden. The kitchen area is tastefully fitted with a contemporary range of matching eye level and base units with a range of integrated appliances, including fridge freezer, electric eye level oven and grill, five ring gas hob, extractor hood and dishwasher. A door to the side leads into the separate utility room, which is fitted with additional matching storage units and space and plumbing for a washing machine and tumble dryer.

The first floor galleried landing is spacious and light with a double glazed window and hosts doors to the three bedrooms and family bathroom. Bedroom one is a good size with dual aspect double glazed windows providing good, natural light. This room has the added advantage of an en-suite shower fitted with a double walk-in shower, low-level WC, wall mounted wash hand basin, electric shaver point and extractor fan. Bedrooms two and three are both well-proportioned double rooms with good natural light. The family bathroom comprises a low-level WC, wall mounted wash hand basin, p-shaped bath with shower attachment over, heated towel rail and extractor fan.





The Property Continued / . . .

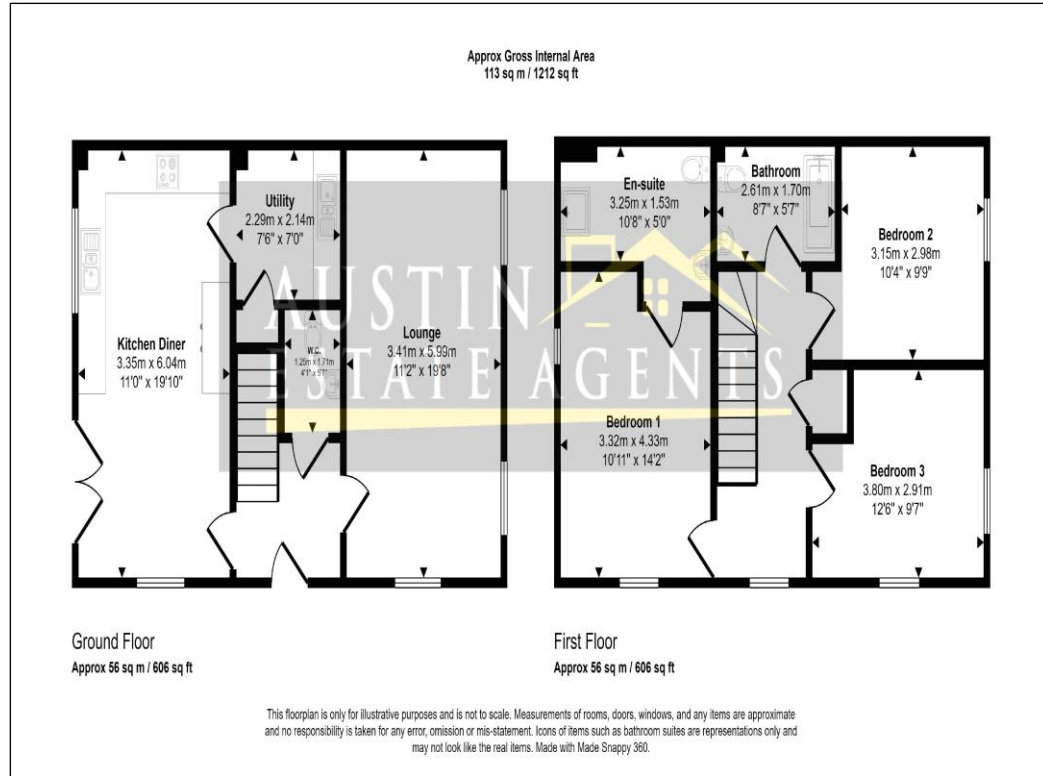
Externally, this fantastic family home is situated on a corner plot with attractively planted borders to the front and side. The fully enclosed rear garden features a patio area adjacent to the property with the remainder predominately laid to lawn. Gates to the side give access to the driveway and a garage located in a block.

Located in the heart of the ever-popular family location of Grey's Field, the property is situated within the catchment area of well regarded primary and secondary schools, local shops and amenities, as well as regular and well serviced bus routes to and from Weymouth Town Centre.

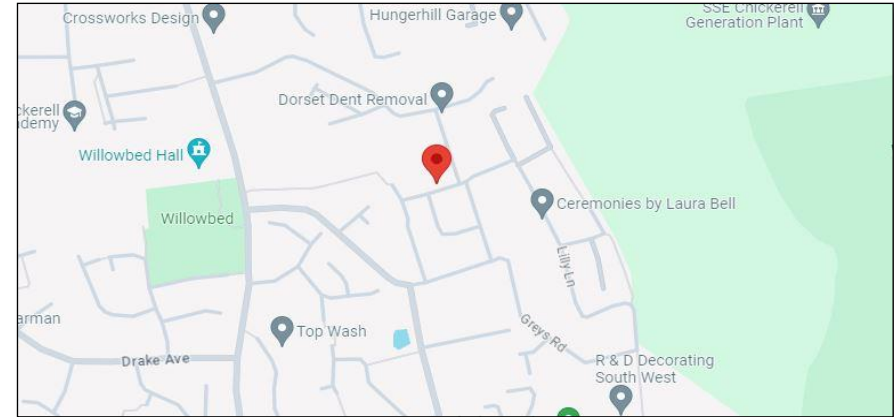
To arrange a viewing please contact the team at Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D 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.