



AUSTIN
ESTATE AGENTS

Dorchester Road

Redlands

Weymouth

Dorset

DT3 5AW

Offers in Excess of £570,000

SUMMARY

- Substantial Detached Family Home
- Beautifully Presented Throughout
- Four Bedrooms
- Lounge, Dining Room & Family Room
- Contemporary Kitchen / Dining Room & Separate Utility Room
- Modern Bathroom, Shower Room & Ground Floor Cloakroom
- Gas Central Heating & Double Glazing
- Large Driveway & Integral Garage
- Attractive Rear Garden
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Reception Hallway

Lounge 11' 6" max x 13' 1" max into bay (3.50m max x 4.00m max into bay)

Dining Room 11' 7" max x 12' 0" (3.53m max x 3.65m)

Kitchen / Dining Room 30' 4" x 11' 6" (9.24m x 3.51m)

Utility Room 8' 11" x 7' 5" (2.71m x 2.25m)

Study 7' 1" x 16' 2" (2.16m x 4.94m)

Storage Room 4' 6" x 8' 8" (1.37m x 2.63m)

WC 4' 3" x 2' 4" (1.30m x 0.71m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 11" max x 13' 7" max into bay (3.63m max x 4.13m max into bay)

Bedroom Two 17' 9" x 9' 0" max (5.41m x 2.74m max)

Bedroom Three 9' 5" to wardrobes x 11' 9" (2.88m to wardrobes x 3.59m)

Bedroom Four 8' 5" x 8' 4" max (2.57m x 2.54m max)

Bathroom 8' 0" x 8' 0" (2.45m x 2.44m)

OUTSIDE

Front Driveway

Garage 9' 1" x 15' 4" (2.77m x 4.68m)

THE PROPERTY

We are delighted to offer for sale this double fronted, detached family residence that has been maintained throughout to a very good standard. The property enjoys four bedrooms (with potential for five bedrooms), a spacious reception hallway, three / four reception rooms, large contemporary kitchen / dining room, utility room, ground floor cloakroom, large storage cupboard, family bathroom and separate shower room with double glazing and gas central heating throughout. Outside is a large driveway for multiple vehicles, integral garage and an attractive rear garden.

On the ground floor, the entrance door gives access to the spacious and inviting reception hallway with a striking wood twist staircase ascending to the first floor and doors the lounge, dining room, kitchen dining room, storage room and ground floor cloakroom with low level WC, wall mounted wash hand basin and complementary tiling to the walls. The lounge is situated to the front aspect with a large double glazed bay window flooding the room with natural light, feature fireplace to the centre of the room and built-in storage cupboards fitted to the alcoves. The well proportioned dining room has ample room for a large dining table as well as additional furniture with glazed windows and a doorway, leading to the kitchen / dining room.

The kitchen / dining room is exceptionally spacious, with natural light from triple aspect double glazed windows and double glazed, double opening, French doors overlooking and giving access to the rear garden. From the dining room is an attractive seating area, which could also be used as an another dining area, this naturally flows to a delightful, contemporary kitchen, which is fitted with an extensive range of matching eye level and base units, two integrated electric ovens, four ring induction hob and dishwasher with space for a fridge freezer. A door leads to a utility room, which is spacious with space and plumbing for a washing machine, tumble dryer and freezer with further storage cupboards. The gas central heating boiler is housed here and a personal door leads to the integral garage. Completing the accommodation on the ground floor is an additional family room, which is located off the kitchen / dining room offering versatile use with a double glazed window overlooking the garden and French doors giving access.





The Property Cont'd/ . . .

The first floor has two landing areas. The left landing area hosts doors to bedroom one, bedroom two, bedroom three and the family bathroom. Bedroom one, situated to the front of the property, enjoys a large double glazed bay window providing excellent natural light. Bedroom two is also situated to the front of the property and benefits two front aspect windows. Please note a dividing wall has been taken down and could very easily be reinstated as two separate bedrooms. Bedroom three has a double glazed rear aspect window with a pleasant outlook over the rear garden and further benefits from built in wardrobes along one wall. The family bathroom is a good size with WC, pedestal wash hand basin, corner bath and double width independent shower cubicle with tiling to the walls and an opaque rear aspect window.

The right hand landing has doors to bedroom four, shower room and a secondary door to bedroom two. Bedroom four is found at the rear with a double glazed window overlooking the rear garden. The property also benefits from an independent shower room with contemporary vanity low-level WC and wash hand basin vanity and shower cubicle with a double glazed side aspect window and extractor fan.



The Property Cont'd/ . . .

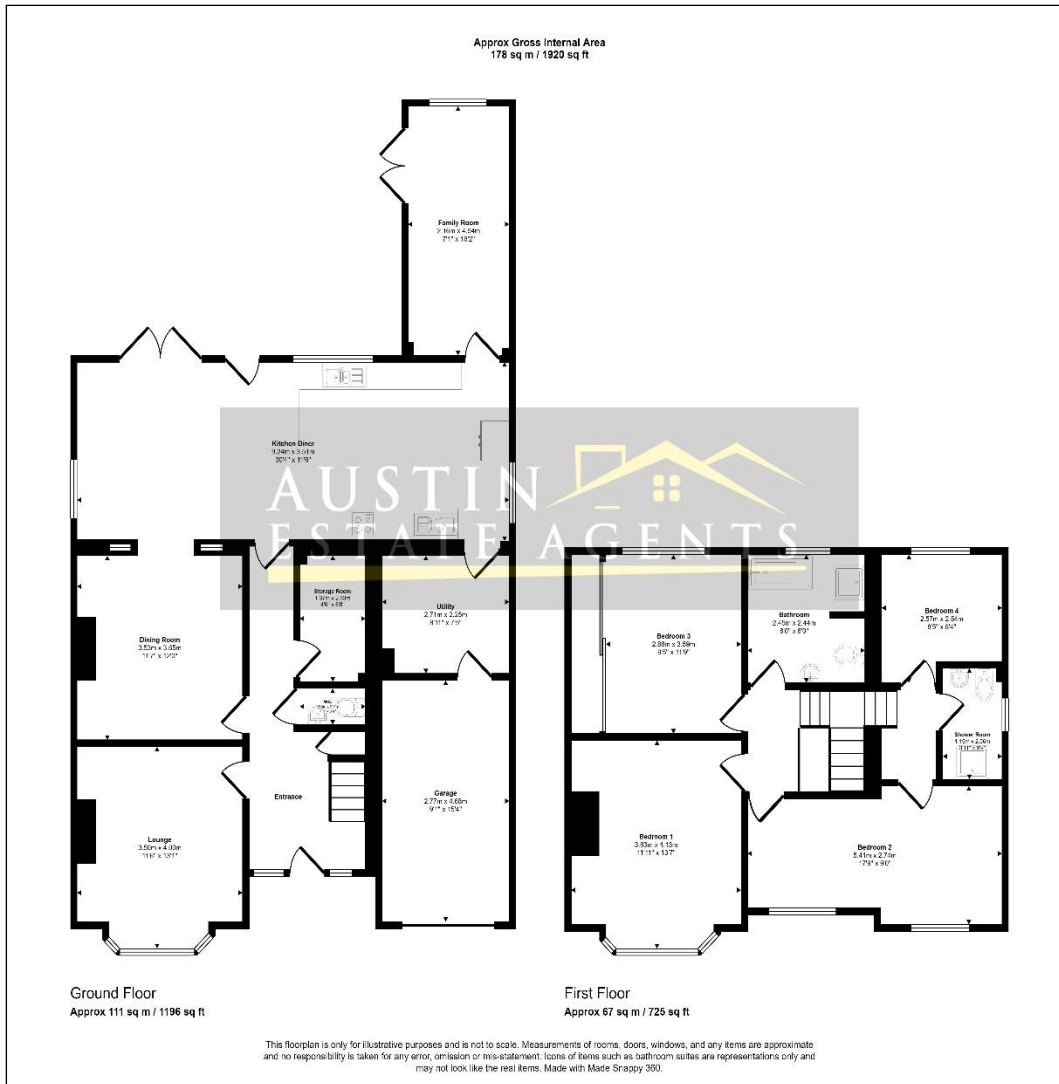
Externally, to the front, is an independent block paved driveway providing off-road parking for numerous vehicles leading to an integral garage with up and over door. The rear garden can only be described as delightful. A large patio, adjacent to the property, provides a perfect area for alfresco entertaining and overlooks the garden, which is mainly laid to lawn with pleasant planting to the borders and a garden shed. A secondary part of the garden is also laid to lawn and is fully enclosed by wooden fencing.

The property is situated in Redlands within close proximity to local shops, supermarkets and amenities including well regarded primary and secondary schools. Transport links are favourable with Weymouth Town Centre and relief road both being a short drive away. The mainline train station, Upwey, with links to London Waterloo and Bristol Temple Meads is also nearby.

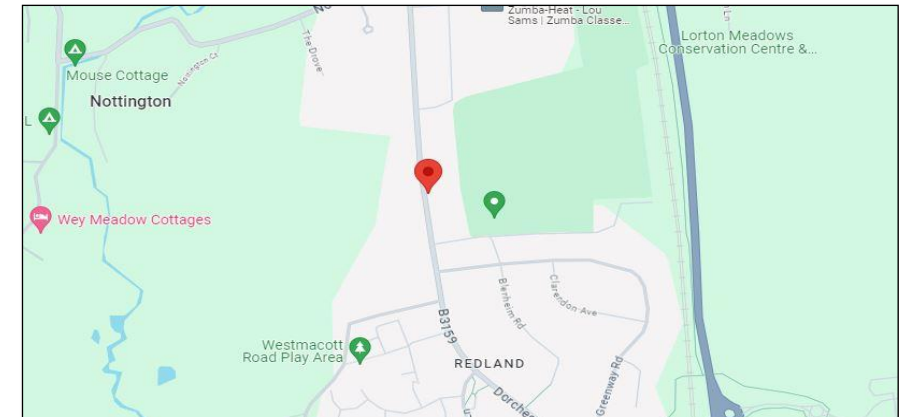
For further information, or to make an appointment to view this wonderful family home, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E

TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.