

AUSTIN
ESTATE AGENTS



Celandine Close

Lodmoor

Weymouth

Dorset

DT4 7RL

£397,500

SUMMARY

- Detached Family Home
- Superb New Build Specification
- Four Bedrooms with En-Suite Bathroom to Main Bedroom
- Open Plan Living / Kitchen Accommodation
- Contemporary Kitchen with High Specification Integral Appliances
- Well Appointed Family Bathroom
- Energy Efficient Triple Glazing & Gas Central Heating
- Front Garden, Driveway & Garage
- No Onward Chain
- Cul-de-Sac Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner 15' 8" x 14' 1" (4.77m x 4.30m)

Kitchen 8' 6" x 11' 1" (2.58m x 3.39m)

Ground Floor Cloakroom 2' 10" x 6' 1" (0.87m x 1.86m)

FIRST FLOOR

First Floor Landing

Bedroom Two 8' 4" max x 14' 2" max (2.53m max x 4.32m max)

Bedroom Three 8' 5" max x 11' 2" max (2.56m max x 3.40m max)

Bedroom Four 6' 9" x 9' 0" (2.06m x 2.75m)

Bathroom 6' 10" x 6' 1" (2.09m x 1.86m)

SECOND FLOOR

Second Floor Landing

Bedroom One 11' 10" x 11' 11" plus recesses (3.61m x 3.63m plus recesses)

En-Suite Bathroom 8' 6" x 5' 5" (2.60m x 1.64m)

OUTSIDE

Front Garden & Driveway

Garage

Rear Garden

THE PROPERTY

We are delighted to offer for sale, a beautifully presented, detached family home. The newly built property has accommodation arranged over three floors, which have been finished to an excellent standard with full fibre broadband, enriched with engineered oak flooring to the ground floor and oak veneer doors throughout, ground floor cloakroom, four bedrooms, en-suite and family bathrooms. Triple glazing and gas central heating make this property extremely energy efficient. Outside the property enjoys a garden area to the front, with a driveway and detached garage and low maintenance rear garden. This new build development has been created to form a pleasant cul-de-sac location of just nine houses within the heart of Lodmoor, close to local shops and amenities.

On the ground floor the entrance door gives access to a welcoming reception hallway with stairs ascending to the first floor and doors to the lounge and ground floor cloakroom comprising a low-level WC and vanity wash hand basin with window to the front aspect, extractor fan and contemporary tiling.

The lounge is well proportioned with a useful storage cupboard. Full length windows as well as double opening French doors flood the room with natural light, whilst overlooking and leading to the rear garden. The lounge area naturally flows to a fully fitted kitchen, which is tastefully fitted with a contemporary range of matching eye level and base units, quartz effect worktop surfaces, further enhanced by an excellent selection of integrated appliances, including a NEFF four ring induction hob, concealed extractor hood, NEFF eye level oven, fridge freezer, washing machine and dishwasher.

The first floor landing hosts doors to three of the bedrooms, family bathroom and a storage cupboard with a radiator, suitable for use as an airing cupboard. Bedrooms two and four are situated to the rear of the property with triple glazed window providing good natural light overlooking the rear garden. Bedroom three has a front aspect triple glazed window overlooking the charming cul-de-sac. Both bedrooms two and three have recesses, ideal for wardrobes. The family bathroom features a low level WC, wall mounted wash basin and panelled bath with shower mixer tap, complementary tiling and heated towel rail with obscure window to the front.

Stairs rise to the second floor where the landing offers doors to a storage cupboard in the eaves and the main bedroom suite. The bedroom has a triple glazed, front aspect window, providing excellent natural light boasting views of the cul-de-sac to the rolling hills over the rooftops. Doors give access to a storage cupboard in the eaves and the en-suite bathroom. The well-appointed en-suite features a low-level WC, wall mounted wash hand basin, panelled bath with shower attachment over, heated towel rail and extractor fan. An electronically controlled Velux window to the rear provides good natural light.





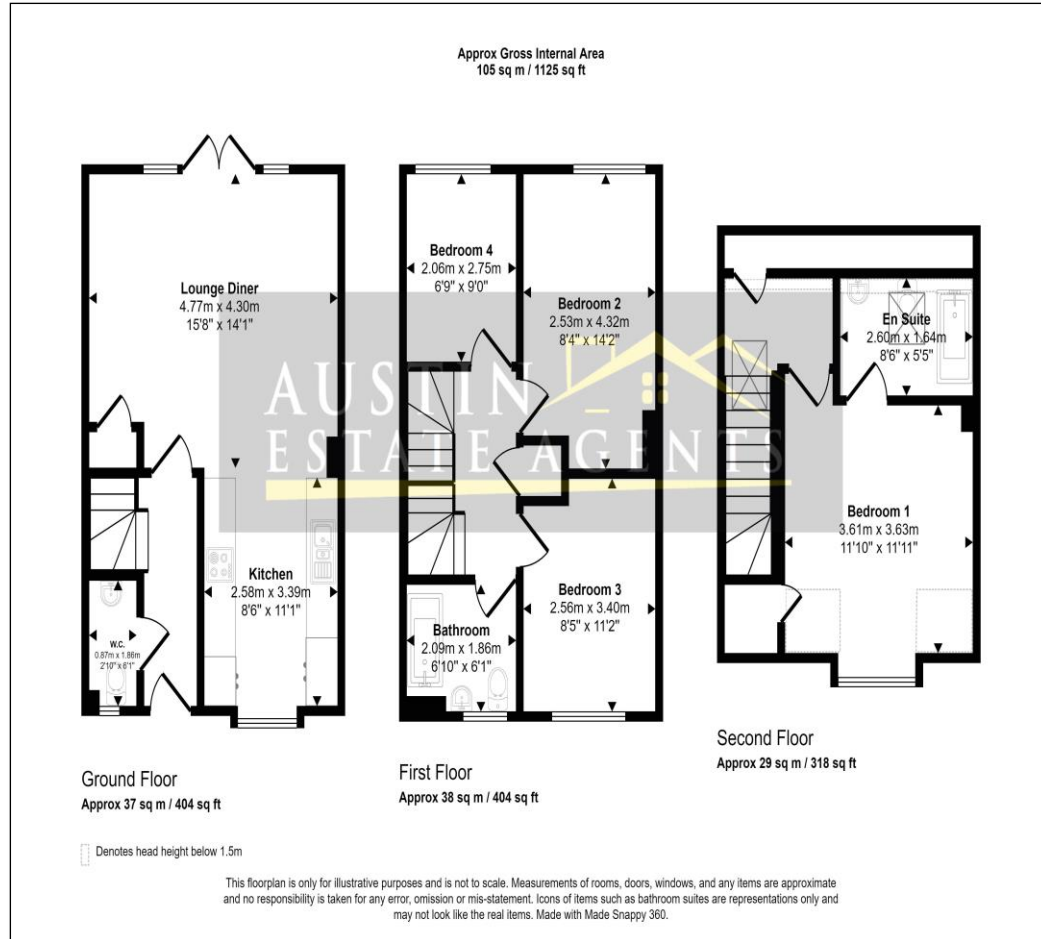
Externally, the front garden is laid to lawn. An independent driveway to the side runs the length of the house and leads to a detached garage. The fully enclosed rear garden features a patio adjacent to the property and a wooden side gate gives access to the driveway and garage.

This lovely home is situated in the highly popular residential location of Lodmoor, just a short distance from local shops and amenities and bus routes to surrounding areas including Weymouth town centre. It is ideally situated for Lodmoor Country Park, leading to the beautiful Greenhill beach and gardens, which offers many organised community events throughout the year. Weymouth relief road is a short drive away providing access to neighbouring towns and villages.

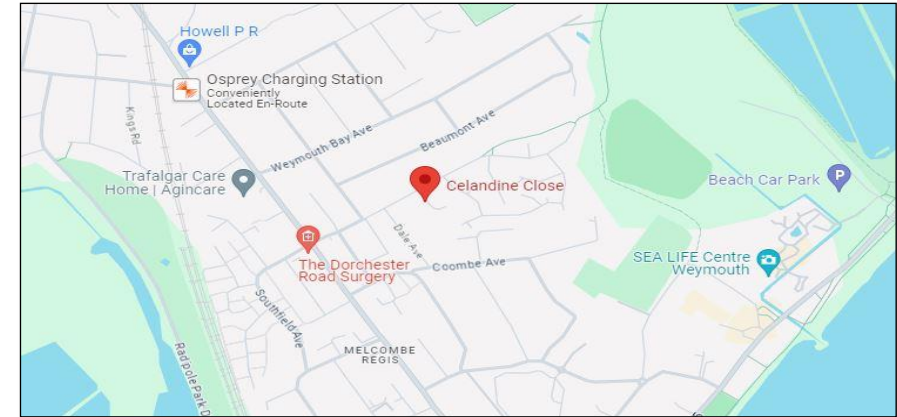
For further information, or to make an appointment to view one of these stunning new homes, please call Austin Estate Agents.

We have been informed that there will be a charge of approximately £200.00 per annum for the maintenance of the cul-de-sac development.

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: TBA 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.