



Hornbeam Close | Southill | Weymouth | DT4 9UJ

£416,500

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We are delighted to bring to the market this immaculately presented three bedroom detached family home in the popular location of Southill. There is a bright and airy living room with log burner, kitchen with opening to a dining room, conservatory, utility room, master with En-Suite, landscaped rear garden, garage and parking.

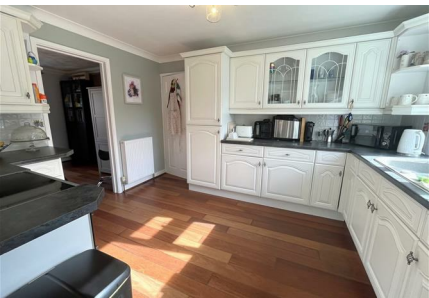
- Three Bedroom Detached House
- Garage and Parking
- Popular Southill Location
- Immaculately Presented Living Accommodation
- Southerly Facing Rear Garden
- Newly Fitted Boiler

Full Description

Entrance to this substantial three bedroom detached family house is through the front UPVC door leading to the hallway. The entrance hall offers access to the downstairs WC, stairs rising to the first floor, under stair storage and door leading into the living room. The beautifully bright and airy living room has a log burner as the main focal point of the room with sliding doors into the conservatory and a door leading to the kitchen. The double glazed conservatory offers multi aspect windows, rear aspect door leading out onto the South facing rear garden, power points and wall lighting. The generously sized kitchen offers a range of eye and base level units with



Perfect family home with southerly facing rear garden.



space for a fridge freezer and oven. There is an opening leading into the dining area which has ample space for a dining table and furniture, this room could also be used as an office. Returning to the kitchen there is a sliding door leading into the utility which comprises of a base level unit with a stainless steel sink, eye level units and space for a washing machine, dishwasher and tumble dryer. Access to the rear garden and into the garage can also be found from the utility. The garage has two side aspect windows and a up and over door.

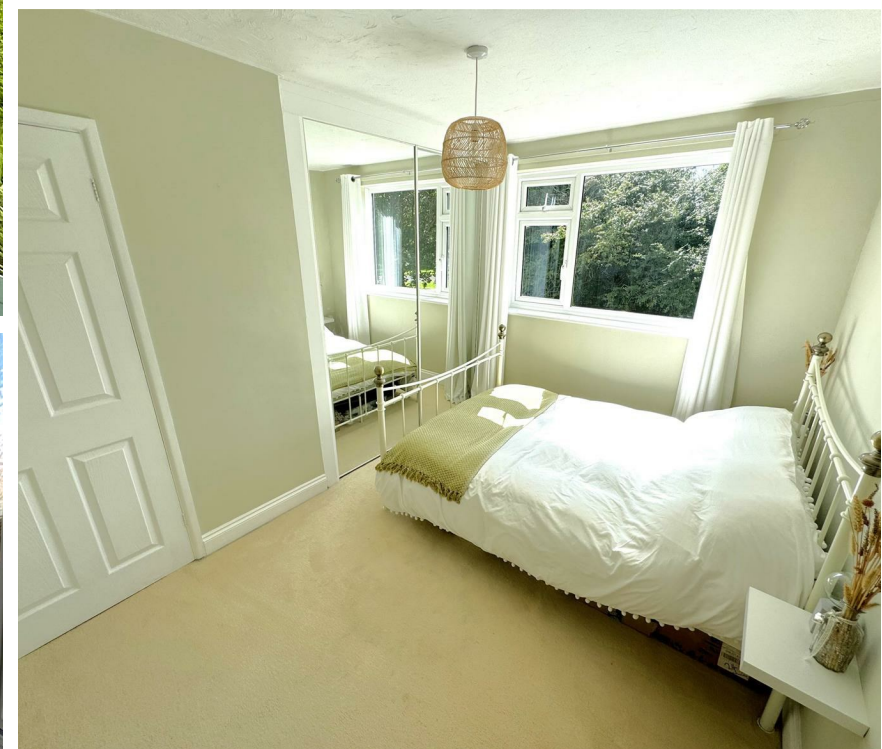
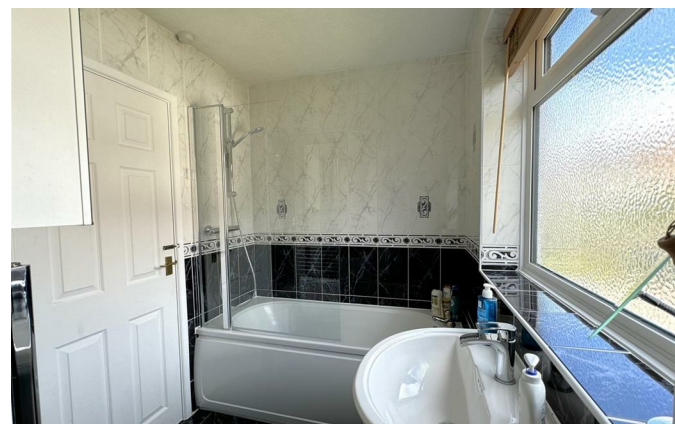
From the first floor landing there is a storage cupboard housing boiler and access to the remaining accommodation. The immaculate dual aspect master bedroom is a great sized double with ample space for bedroom furniture, this bright and airy room also benefits from an en-suite comprising of low level WC, hand wash basin and a walk in shower. Bedroom two is also a double bedroom with a rear aspect window over looking the rear garden, there is also built in wardrobes creating space for other furniture in the bedroom. Bedroom three is a good sized single. The family bathroom is fully tiled, low level WC, hand wash basin and a bath with shower over head.

Outside

The beautiful southerly facing rear garden is private and secluded being wall enclosed. Mostly laid to lawn with mature shrubs around and a block paved seating area leading around the side access. There is also rear access leading to a footpath to Weymouth town centre.

Location

Tucked away in a sought-after road in Southill, popular for its great school catchment and being a short drive to the town

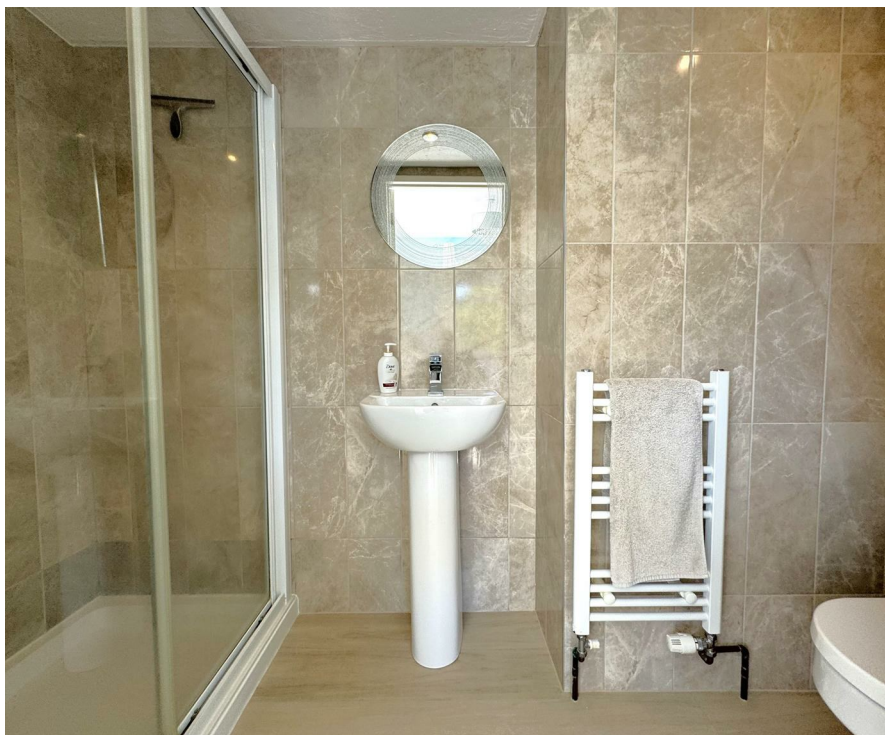


centre but also offering its own local shops, hairdressers, public house/restaurant and playground. Radipole nature reserve is also within walking distance from the property along with easy level access into Weymouth Town Centre.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

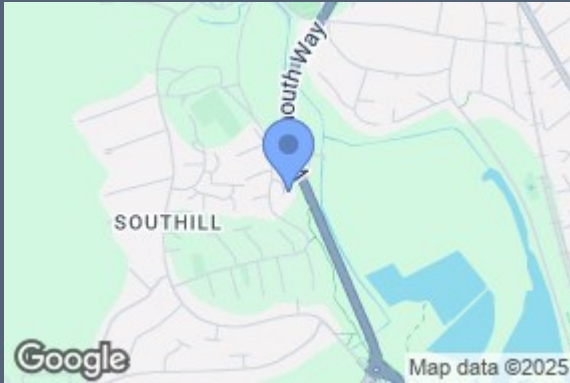
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman.

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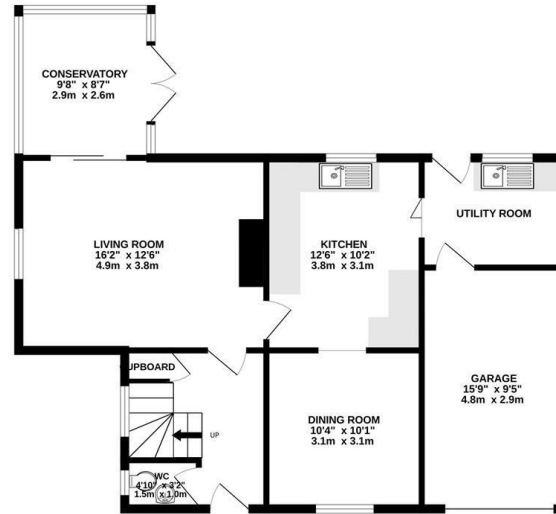
Situated within the popular location of Southill with local amenities and well-regarded schools close by.



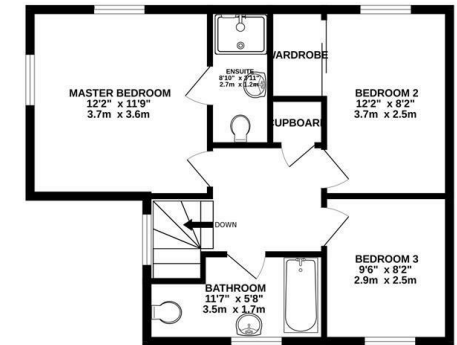


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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