



Connells

Sutton Road
Preston Weymouth



Property Description

Beautifully presented in the enviable village of Sutton Poyntz, which enjoys fabulous views over the surrounding hills & countryside. This home with stunning gardens has been fully modernised by the current owners offering a versatile layout with three/four bedrooms, two/three reception rooms, two bathrooms, large modern open plan kitchen breakfast room/sun room, ample parking & garage.

Approaching the property you appreciate the privacy with large front garden which take in the views & the setting. Entering to the side of the building into the hallway with stairs to the first floor & doors to ground floor accommodation. The front aspect sitting/dining room offers a great space to sit and enjoy the views with access out to the front patio.

The hub of the house is the large modern open plan kitchen/breakfast room with two ovens, induction hob and extractor hood & integral dishwasher. This room certainly has the wow factor & is an ideal for entertaining overlooking the garden with light flooding in from the sun room. Double doors provide access to the large patio area bringing the outside in.

Upstairs are two further double bedrooms both enjoying fantastic views over the hills and countryside, both with fitted wardrobes & storage. There is a large newly fitted modern family bathroom with walk in shower, panelled bath, vanity unit and wc.

Beautiful established gardens surround the property with large lawn, wonderful planting with trees offering seclusion.

Entrance

Glazed composite door into:-

Entrance Hall

Glazed window. Storage cupboard housing consumer unit. Radiator. Luxury Vinyl Tile flooring. Stairs rise to first floor.

Sitting/ Dining Room

25' 6" max x 12' 6" into bay (7.77m max x 3.81m into bay)

Front aspect double glazed bay window which enjoys views towards open countryside with wooden shutters. Luxury Vinyl Tile flooring. Coving. Skirt boarding. Two radiators. Television point. Front aspect double glazed french doors providing access to the front garden.

Kitchen

17' 2" max x 10' 7" max (5.23m max x 3.23m max)

Fully fitted kitchen with a range of wall and base units incorporating an inset stainless steel sink drainer with Smeg double fitted oven with Neff induction hob. Continuation Luxury Vinyl Tile flooring. Tiling. Spotlights. Space for American fridge freezer. Skirt boarding. Breakfast bar area. Arch into conservatory.

Sun Room

11' 8" x 10' 7" (3.56m x 3.23m)

Skirt boards. Radiator. Side aspect double glazed french doors to rear garden. Pitched roof with two velux windows. Rear and side aspect double glazed windows. Luxury Vinyl Tile flooring.

Snug

13' 6" max x 10' 11" max (4.11m max x 3.33m max)

Rear aspect double glazed window which enjoys views over the rear garden. Coving. Skirt boarding. Radiator. Carpeted. Door leading into utility room.

Bedroom Three

12' 6" into bay x 12' (3.81m into bay x 3.66m)

Skirt boarding. Coving. Front aspect double glazed bay window which enjoys views towards open countryside of a westerly position. Radiator

Bathroom

Rear aspect double glazed window. Suite comprising low level WC, vanity unit with wash hand basin and shower cubicle. Tiling. Radiator

Utility Room

9' 4" x 7' 1" (2.84m x 2.16m)

Rear aspect double glazed upvc door providing access to rear garden. Rear aspect upvc double glazed window. Coving. Skirt boarding. Wooden style flooring. Wall and base units with space and plumbing for washing machine and Belfast two bowl clay sink. Cupboard housing boiler.

Study

9' 4" x 5' 6" (2.84m x 1.68m)

Side aspect double glazed window. Skirt boarding. Carpeted. Radiator

First Floor Landing

Skirt boarding. Carpeted. Fire alarm. Rear aspect double glazed velux window. Storage cupboard

Bedroom One

15' 3" x 14' 2" (4.65m x 4.32m)

Front aspect double glazed window which enjoys pleasant elevated views over open countryside. Carpeted. Skirt boarding. Two built in wardrobes. Radiator. Rear aspect double glazed window which enjoys views over the rear garden.

Bathroom

Two side aspect double glazed window. Two radiators. Rear velux window. Suite comprising panel enclosed bath with mixer taps and glass shower screen, vanity wash hand basin and low level WC. Spotlighting. Tiling

Bedroom Two

16' max x 10' 9" (4.88m max x 3.28m)

Side aspect double glazed window which enjoys a southerly aspect. Radiator. Skirt boarding. Rear aspect glazed velux window. Carpeted.

Outside

Front Westerly Facing Garden

Sweeping substantial which continues through to the garage. Fully enclosed stone wall and supported fencing garden with lawned areas, variety of planting and shrubs. Raised patio access.

Rear Garden

Initial paved area for alfresco summer seating. Steps up to lawned section with an additional decked terrace. Fully enclosed by fencing. Water supply. Side gated pedestrian access.

Garage

21' 11" x 12' 5" (6.68m x 3.78m)

Summer House









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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