



Connells

Fernhill Avenue
Weymouth



Property Description

Stepping into this superb family home, a generous hallway greets you, with the stairway to the first floor. A spacious bay fronted living room to the immediate right, acts as a cosy snug. Through the hall, the large, open-plan kitchen diner is the hub of the home - a wonderful social space perfect for family living and entertaining. Kitchen is complete with ample units & built in appliances with access to the garden.

The remainder of the downstairs accommodation finished with a sizeable cloakroom & storage room.

Ascending to the first floor, the spacious landing opens onto another two well-proportioned bedrooms. Bedroom two is a generously sized double and benefits from two front aspect windows. Bedroom three also a double is located to the rear. A family bathroom completes the upstairs living arrangement and comprises of a bath with shower over, wash hand basin and WC.

Finally, the second floor boasts an impressive master bedroom with walk in wardrobe, master ensuite with additional storage room.

The rear garden has a low-maintenance finish, with a patio & artificial lawn to create separate areas for family entertainment. The garden also enjoys side access.

Accommodation

Ground Floor

Entrance

Door leading into: -

Hallway

Side aspect double glazed window, Carpeted, skirting board, Wall mounted radiator, Stairs rise to the first floor, Wall mounted consumer unit, Understairs storage cupboard, and Door leading into: -

Lounge

13' 1" x 9' 8" (3.99m x 2.95m)

Front aspect double glazed bay window, skirting board, Carpeted, Wall mounted radiator. Thermostat, and Television point.

Cloakroom

Suite comprising low level WC, wash hand basin, Tile effect flooring, skirting board, and Wall mounted radiator.

Open Plan Living

16' 4" x 10' 4" (4.98m x 3.15m)

Kitchen

Fully fitted kitchen with a range of wall and base units with wooden worksurfaces over incorporating an inset stainless steel sink drainer unit, Zanussi four ring gas hob with oven and cooker hood over, Wall mounted boiler, Space and plumbing for a washing machine and dishwasher, Space for an American style fridge freezer, inset spot lighting and rear aspect double glazed window which enjoys a southerly aspect with views over the garden.

Dining Area

Two side aspect double glazed windows, wall mounted radiator, carpeted and rear aspect double glazed window providing access to the garden.

First Floor Landing

Side aspect double glazed window and front aspect double glazed window which enjoys views, skirting board, Stairs rise to the second floor, Storage cupboard and Door leading into: -

Bedroom Two

13' 6" x 9' 1" (4.11m x 2.77m)

Two front aspect double glazed windows, skirting board, Carpeted, Television point and Wall mounted radiator.

Bedroom Three

13' 8" x 9' 4" (4.17m x 2.84m)

Rear aspect double glazed window which enjoys a southerly aspect, Carpeted, skirting board and Television point.

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Suite comprising panel enclosed bath with shower attachment over, low level WC and wash hand basin, Wall mounted radiator and Tile effect flooring and Spot lighting.

Second Floor Landing

Side aspect double glazed window, Carpeted and Door leading into: -

Bedroom One

13' 1" x 12' 7" (3.99m x 3.84m)

Front aspect double glazed which enjoys elevated countryside views, skirting board, Carpeted, Loft access, Thermostat, Wall mounted radiator, large walk in wardrobe and Door leading into: -

Master En Suite

9' 2" x 6' 7" (2.79m x 2.01m)

Suite comprising shower unit, low level WC and wash hand basin, Vanity mirror with lighting, Rear aspect double glazed Velux window and Door leading into additional storage cupboard. Tile effect flooring.

Outside

Front Garden

Enclosed by cast iron fencing with shingle and Side gated pedestrian access.

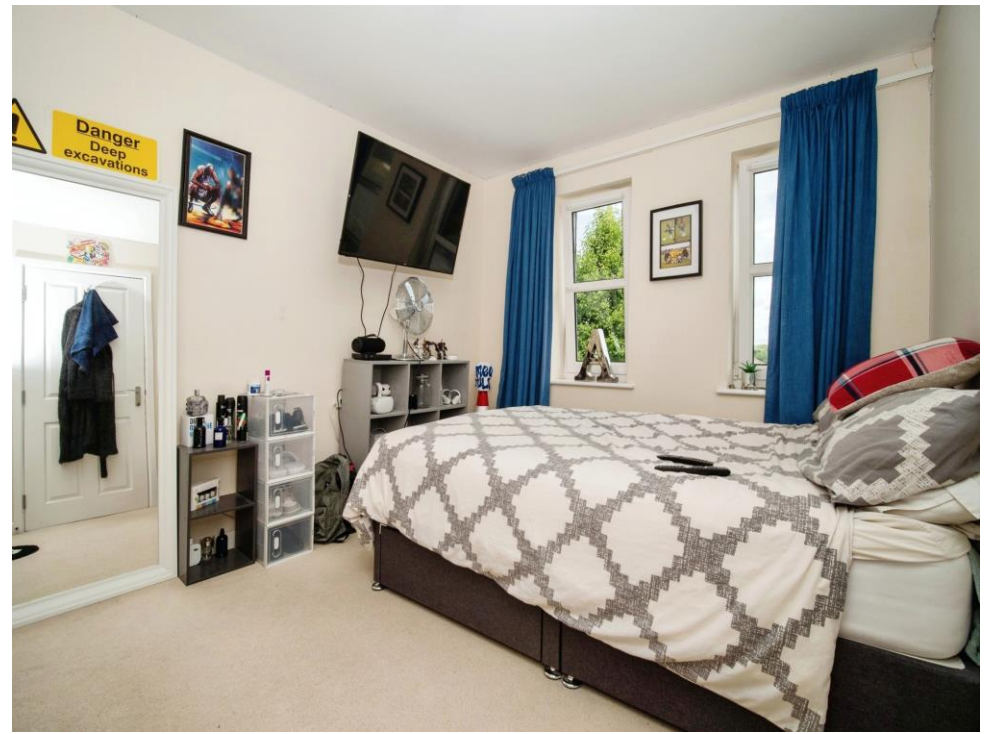
Rear Southerly Garden

Pleasant fully enclosed space by wooden fencing with paved and artificial grass areas.

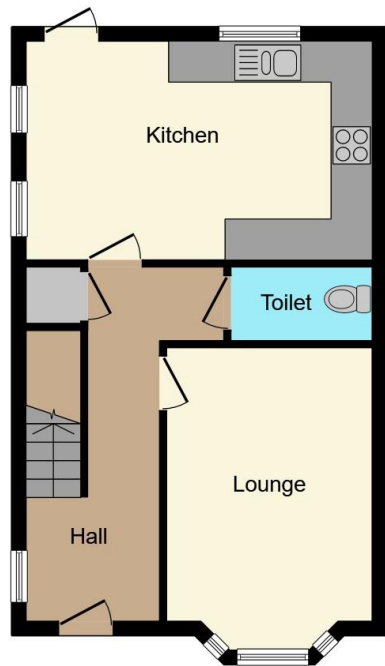
Driveway

Ample off road parking for two vehicles.

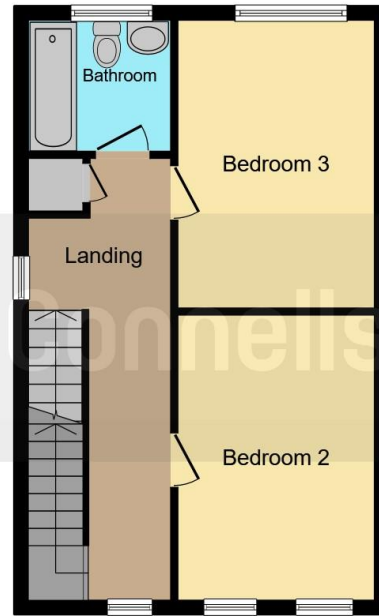




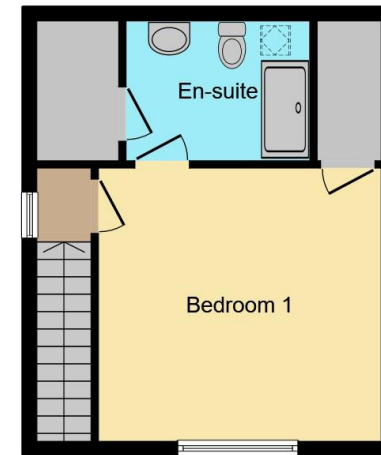




Ground Floor



First Floor



Second Floor

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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Tenure: Freehold



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