



Sutcliffe Avenue Weymouth DT4 9SA

for sale offers in excess of
£475,000



Property Description

Arriving to the property an attractive frontage provides a plethora of parking with paved areas adding to huge kerb appeal.

The open plan kitchen/lounge/diner is a tremendous space, with its modern, contemporary style, acting as the hub of the home with the kitchen offering a wide range of eye level and base units, ample work surface, integrated appliances and Bi-Folding doors which lead out to the garden, along with a feature sky light, allowing copious amounts of natural light to fill the room. At side of the property is the utility room. At the front there are two double bedrooms enjoying views over the front garden. Bedroom one benefits an en-suite shower room comprising a shower cubicle, feature skylight, heated towel rail, vanity wash hand basin and W.C. Bedroom four is located on the side aspect. The main bathroom is finished with a modern suite boasting shower unit, bath, low level wc and wash hand basin.

The substantial garden is well maintained, mostly laid to lawn with paved areas and provides plenty of privacy. With the impressively sized decking acting for the perfect venue where you can enjoy a glass of wine in the evening sun. There is also an outbuilding, with WC and basin & sun room for further accommodation to this residence.

Entrance

Composite door into: -

Entrance Hall

Storage cupboard. Feature skylight.
Door leading into: -

Kitchen / Living Room

35' 9" Max x 19' narrowing to 15'
(10.90m Max x 5.79m narrowing to 4.57m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Induction hob with stainless steel cooker hood over. Fitted double oven. Space for an upright fridge freezer. Inset sink and drainer unit. Breakfast bar with base units for storage. Power points. Rear aspect double glazed window which enjoys a southerly aspect overlooking the garden. Feature skylight. Rear aspect Bi Folding doors providing access to the decking and rear garden.

Utility Room

6' 8" x 6' 9" (2.03m x 2.06m)
Side aspect double glazed window. Base units with worksurface over with space and plumbing for a washing machine. Power points.

Bedroom One

18' 4" Max x 12' 8" Max (5.59m Max x 3.86m Max)
Front aspect double glazed window. Wall mounted radiator. Power points. Door leading into: -

En Suite

9' 4" x 4' 9" (2.84m x 1.45m)
Modern suite comprising shower unit, low level WC and wash hand basin. Feature skylight.



Bedroom Two

11' 6" x 16' narrowing to 14' (3.51m x 4.88m narrowing to 4.27m)
Front aspect double glazed window. Wall mounted radiator. Power points.

Bedroom Three

11' 4" Max x 12' 3" narrowing to 10' 5" (3.45m Max x 3.73m narrowing to 3.17m)
Front aspect double glazed window. Wall mounted radiator. Power points.

Bedroom Four

12' x 10' (3.66m x 3.05m)
Side aspect double glazed window. Wall mounted radiator. Power points.

Bathroom

10' 4" x 7' 7" (3.15m x 2.31m)
Modern suite comprising panelled bath, shower unit, low level WC and wash hand basin. Side aspect double glazed window.

Outside

Front Garden

Paved areas with side access to the front door and rear garden.

Decked Veranda

29' 6" x 8' 8" (8.99m x 2.64m)
Impressive, decked area enjoying elevated views over the garden and surrounding countryside.

Southerly Rear Garden

Fully enclosed garden laid to lawn with paved areas. Water supply. Outbuilding offering an additional room plus wc.

Driveway

Ample Parking for several vehicles.





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T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

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Tenure: Freehold



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