

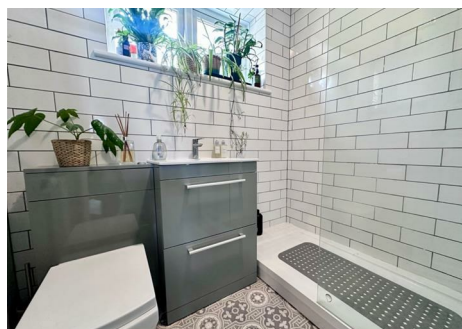


Instinct Guides You



## Sutton Road, Sutton Poyntz, Weymouth Guide Price £400,000

- Sutton Poyntz
- Beautifully Presented
- Idyllic Location
- Ensuite
- Two/Three Bedrooms
- Garage & Driveway
- Utility Area
- Modern Kitchen
- Countryside Views
- Modern Bathroom



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Nestled in the idyllic village of Sutton Poyntz, Weymouth, this charming two/three-bedroom bungalow on Sutton Road is a true hidden treasure. The property exudes tranquillity and offers some countryside views, providing a peaceful retreat for its lucky inhabitants.

As you approach, the property welcomes you with a spacious driveway and a garage with a pretty front garden being set back from the road. The bungalow itself is a blend of modern amenities and classic charm, featuring a stylish fitted kitchen, utility, and modern bathrooms for added convenience.

Step inside, and you'll be greeted by French-style glass doors leading to a bright and airy lounge. The character fireplace with log burner creates a cosy atmosphere, perfect for unwinding after a long day. The modern kitchen is a highlight, boasting blue shaker style units, a breakfast bar, and integrated appliances, making it a delightful space for culinary adventures.

The bedrooms are thoughtfully designed, with the first bedroom offering some countryside views and ample space for furnishings. Bedroom two, currently used as a dining room, overlooks the rear garden, adding versatility to the property. Bedroom three is a sunny suite style double room with a contemporary ensuite and a balcony, perfect for enjoying the serene surroundings.

Outside, the landscaped rear garden spans three levels, providing a private oasis with far reaching views from the upper level. Various seating areas offer the perfect spots to relax and soak in the peaceful ambiance. The front of the property features a pretty lawned area, along with the garage and driveway for convenient off-road parking.

This property on Sutton Road is a rare find, offering a harmonious blend of modern comfort and countryside charm. Don't miss the opportunity to make this gem your own and experience the beauty of village living in Sutton Poyntz.



## Room Dimensions

Lounge 14'11" x 11'5" (4.55 x 3.48)

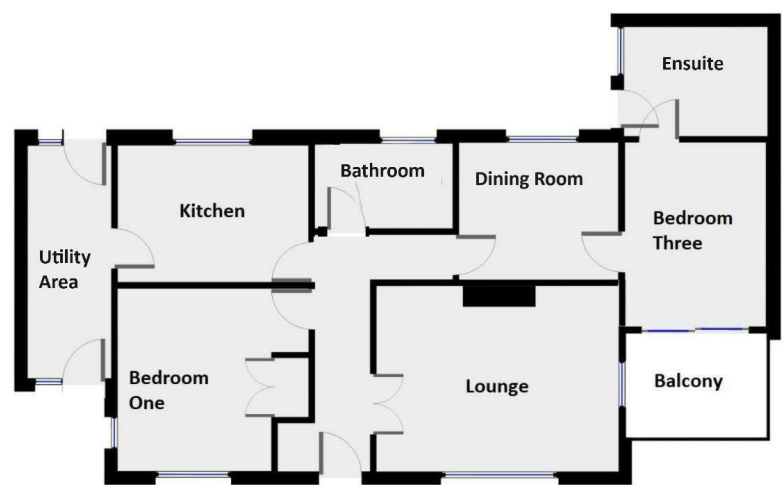
Kitchen 11'8" x 8'4" (3.58 x 2.56)

Utility Area 14'3" x 5'1" (4.36 x 1.57)

Bedroom One 11'9" max x 11'4" (3.59 max x 3.47)

Dining Room/Bedroom Two 9'9" x 8'5" (2.99 x 2.57)

Bedroom Three 11'3" x 8'7" (3.45 x 2.64)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.