



Instinct Guides You



## Grafton Avenue, Weymouth £375,000

- Beautiful Views
- Backing Onto Countryside
- Four Bedrooms
- Garage & Driveway
- Kitchen/Diner
- No Onward Chain
- Southill
- Detached Chalet



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A spacious and versatile FOUR-BEDROOM DETACHED CHALET, set on a generous plot backing onto OPEN FIELDS, complete with a detached garage and ample driveway parking — offered with NO ONWARD CHAIN.

Positioned in a peaceful cul-de-sac on Grafton Avenue, in the highly sought-after area of Southill, this home benefits from easy access to local amenities including shops, a pub, and well-regarded schools.

On arrival, the property impresses with its broad frontage, mature shrubs, and a generous driveway leading to a detached garage — providing ample off-road parking.

Inside, the accommodation is deceptively spacious. To the side, the expansive lounge/diner is flooded with natural light and enjoys open views over the rear garden and fields beyond — an ideal setting for both relaxing and entertaining.

The kitchen/breakfast room is fitted with a range of eye- and base-level units, with space for appliances and a rear door opening to the garden.

Two double bedrooms are located on the ground floor, offering excellent flexibility of use, alongside a modern shower room complete with a fitted shower cubicle, wash hand basin, and WC.

Upstairs, you'll find two further bedrooms, one of which is a generous double enjoying fantastic countryside views. A separate WC adds to the practicality of the first floor.

The rear garden provides a wonderful sense of tranquillity, backing directly onto open fields. An initial patio area offers the perfect spot for alfresco dining in this peaceful, private setting.

## Room Dimensions

Lounge/Diner 25'11" x 10'9" (7.90 x 3.28)

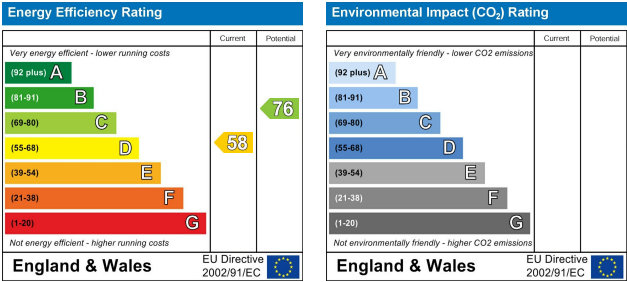
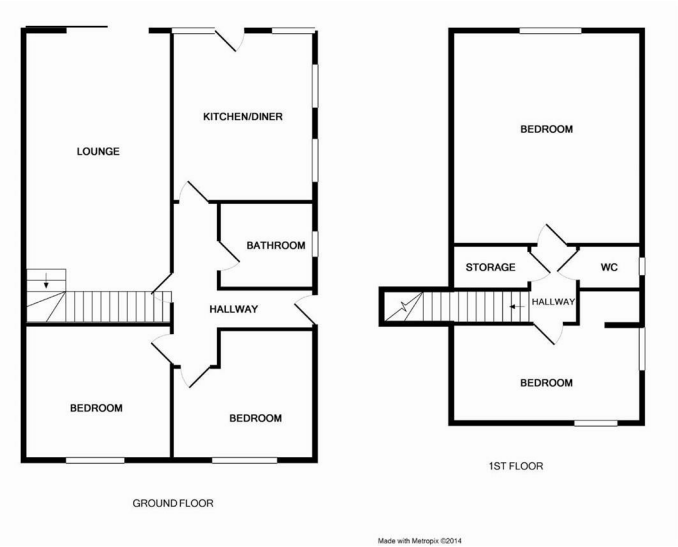
Kitchen/Breakfast Room 14'2" x 11'1" (4.34 x 3.38)

Bedroom One 12'4" x 11'5" (3.78 x 3.48)

Bedroom Two 12'0" x 11'1" (3.66 x 3.38)

Bedroom Three 16'6" max x 12'11" max (5.03 max x 3.96 max)

Bedroom Four 12'11" max x 7'4" max (3.94 max x 2.26 max)



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