



Instinct Guides You



## Sutcliffe Avenue, Weymouth, Dorset DT4 9SA Offers in excess of £400,000

- Stunning Order
- Sutcliffe Avenue
- Four Bedrooms
- No Onward Chain
- Bungalow
- Large Plot
- Underfloor Heating
- Two Bathrooms
- Integral White goods
- Extended Family Home



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\*NO ONWARD CHAIN\* STUNNING EXTENDED CONTEMPORARY FAMILY HOME with FOUR BEDROOMS UNDERFLOOR HEATING and LARGE DRIVEWAY situated in Southill.

You enter via the large driveway and are greeted by the Stunning Kitchen which has been designed to incorporate practical day to day living with integrated white goods and large island for socialising. The kitchen also benefits from two double steam ovens, quartz work tops, recessed lighting and impressive Lantern roof which floods the room with light. Off of the kitchen is a useful shower room with storage.

The kitchen opens up into a light and airy living space with an area for dining with door out onto the garden, the space further leads to a large lounge area with dual aspect windows, recessed lighting and speaker system.

The hallway off of the kitchen has storage and leads to all rooms, the bathroom is found immediately on your right which has a lovely freestanding bath. Bedrooms three and four are then found on the either side of the hallway which then leads to the Primary and bedroom two.

Outside is a good sized rear garden with rear powered outbuilding an seating area.



## Room Dimensions

### Entrance

Kitchen 14'8" x 13'6" (4.48 x 4.12)

Lounge/Diner 27'7" x 10'6" (8.41 x 3.22)

### Bathroom

### Shower Room

### Hallway

Bedroom Three 13'8" x 7'3" (4.19 x 2.22)

Bedroom Four 10'5" x 7'10" (3.18 x 2.39)

Bedroom Two 10'11" x 10'2" (3.33 x 3.10)

Primary Bedroom 13'8" x 10'6" (4.17 x 3.22)

### Garden

PROPERTY DEVELOPER'S OFFICE, 100, WINDMILL LANE, SOUTHILL, WIMBORNE, DORSET, BH20 7AA



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.