



AUSTIN
ESTATE AGENTS

Dorchester Road

Weymouth

Dorset

DT3 5AW

Offers in Excess of £490,000

SUMMARY

- Substantial Family Residence
- Separate One Bedroom Annex
- Three / Four Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen with Separate Utility Area
- Conservatory
- Jack 'n' Jill Bathroom
- Double Glazing & Gas Central Heating
- Large Front Driveway
- Beautiful Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Lobby

Entrance Hallway

Lounge / Diner 11' 6" x 28' 6" (3.51m x 8.69m)

Kitchen 11' 1" x 10' 5" (3.38m x 3.17m)

Conservatory 19' 1" x 7' 10" (5.81m x 2.38m)

Utility Area

FIRST FLOOR

First Floor Landing

Bedroom One 11' 5" x 10' 5" (3.49m x 3.18m)

Bedroom Two 11' 6" x 10' 9" (3.50m x 3.28m)

Bedroom Three 7' 6" x 8' 6" (2.29m x 2.58m)

Bedroom Four / Office 11' 7" x 6' 9" (3.52m x 2.05m)

Bathroom 11' 6" x 10' 1" (3.51m x 3.08m)

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer to the market this substantial, detached, family residence boasting generous amounts of accommodation throughout. This striking property benefits from a large lounge/diner, kitchen, utility area, conservatory, three/four bedrooms and Jack 'n' Jill bathroom. This stunning home further boasts a one bedroom, self contained, annex with kitchen, lounge and shower room. Externally, there is a large front drive and a mature, private and spacious rear garden. This sizeable property is gas central heated and double glazed throughout, with viewings coming with the highest recommendations to appreciate the size and accommodation on offer.

Access is gained into this sizeable family home via the front entrance porch, leading to the internal lobby area which in turn flows into the large, welcoming entrance hallway. From the hallway, doors provide access to all principle rooms. The fantastic sized lounge/diner runs the full length of the property and enjoys an abundance of natural light from a front aspect bay window and double doors opening out onto the conservatory and rear garden beyond. From the lounge/diner there is a opening into the kitchen area. The kitchen area features a range of base level storage cupboards as well as space for domestic appliances such as free standing range cooker. From the kitchen, there is access to an additional utility area which houses further domestic appliances and offers rear access to the garden.

Stairs rise to the first floor where the property's three/four bedrooms and family bathroom are located. Bedrooms one and two are generous, light and airy double rooms and further offer ample amounts of built in storage cupboards. From bedroom one and the first floor landing doors provide access into the Jack 'n' Jill bathroom. This excellent bathroom comprises a double walk-in shower, bath, wash hand basin and WC. To complete the first floor accommodation there is bedroom three which is another double bedroom, with built in storage. Bedroom four / office is a front aspect, single, guest room.





This stunning and individual family home boasts a self contained, ground floor, one bedroom, purpose built annex. This accessible and versatile space could accommodate elderly relatives to grown up children seeking a space for the first taste of independence. The annex offers a modern fitted shower room, kitchen, one bedroom and separate lounge. Access to the annex can be gained via the lounge area or via the main property's entrance hallway.

Externally, to the front, there is a vast drive area suitable for multiple vehicles. The rear garden is an idyllic family space boasting huge amounts of space. The garden is a mixture of mature shrubs and trees with grass, shingle and hard standing areas making this space extremely versatile.

Situated in Radipole within close proximity to local shops, supermarkets and amenities including well regarded primary and secondary schools. Transport links are favourable with Weymouth town centre and Weymouth relief road, both being a short drive away. The mainline station, Upwey, is just under a mile away and has links to London Waterloo and Bristol Temple Meads.

For further information, or to make an appointment to view this wonderful family home, please contact Austin Estate Agents.



ANNEX ACCOMMODATION

ANNEX

Lounge 8' 2" x 11' 6" (2.50m x 3.51m)

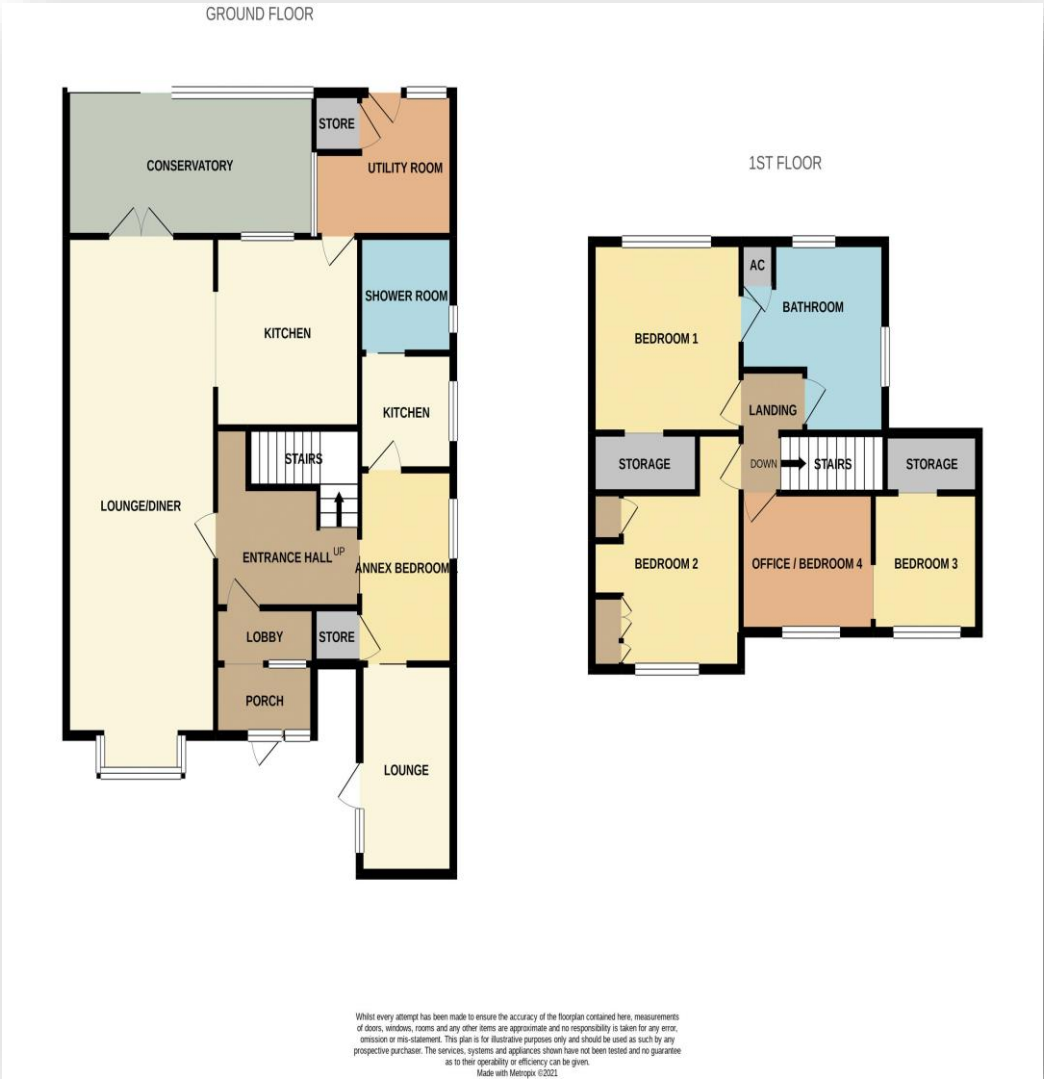
Kitchen 7' 3" x 6' 5" (2.21m x 1.95m)

Bedroom 8' 3" x 10' 8" (2.52m x 3.26m)

Shower Room 7' 3" x 6' 10" (2.21m x 2.09m)



FLOORPLAN:



LOCATION:



EPC:



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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.