



AUSTIN 
ESTATE AGENTS

Dorchester Road

Radipole

Weymouth

Dorset

DT3 5EF

Offers in Excess of £650,000

SUMMARY

- Detached Family Home
- Four Bedrooms to Main Home
- One Bedroom Self Contained Annex
- Two Reception Rooms to Main Home
- Modern Fitted Kitchen & Separate Utility
- Ground Floor Shower Room, En-Suite & First Floor Bathroom
- Annex Accommodation with Lounge, Conservatory, Bedroom & Wet Room
- Double Glazing & Gas Central Heating
- Ample Off Road Parking
- Beautiful Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 8' 8" x 3' 0" (2.64m x 0.91m)

Entrance Hallway

Lounge 13' 11" x 16' 5" max (4.25m x 5.01m max)

Dining Room 11' 9" x 13' 11" (3.57m x 4.24m)

Kitchen 10' 9" x 16' 2" (3.28m x 4.94m)

Utility 10' 11" x 6' 3" (3.34m x 1.91m)

Shower Room 7' 8" x 4' 9" (2.33m x 1.44m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 6" x 12' 2" plus recess (3.82m x 3.72m plus recess)

En-Suite 7' 1" x 4' 4" (2.17m x 1.32m)

Bedroom Two 11' 10" x 11' 11" (3.60m x 3.63m)

Bedroom Three 11' 0" max x 8' 8" max (3.36m max x 2.63m max)

Bedroom Four 8' 6" x 8' 10" (2.60m x 2.68m)

Bathroom 7' 3" x 7' 1" (2.22m x 2.17m)

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

We are delighted to offer for sale this substantial four bedroom detached house benefiting from a large one bedroom, self contained annex. This versatile property is tastefully decorated with light and airy accommodation throughout including two reception rooms, a modern fitted kitchen / breakfast room, a conservatory / utility, a ground floor shower room, first floor en-suite shower room and family bathroom. The annex boasts a double bedroom with en-suite wet room, fitted kitchen, lounge and conservatory. Double glazing and gas central heating benefit both aspects of the property. Outside the property enjoys generous off road parking to the front and a delightful rear garden.

Access to the main property is via an attractive, double glazed entrance lobby with room for storage of outdoor garments and an entrance door into an expansive yet inviting reception hallway with wood twist staircase ascending to the first floor and doors to the lounge, kitchen and dining / shower room lobby as well as a storage cupboard under the stairs.

The lounge is spacious with a feature fireplace to the centre of the room. A delightful double glazed bay window to the front aspect fills the room with an abundance of natural light. The kitchen / breakfast room is tastefully fitted with a modern range of matching eye level and base units alongside colour co-ordinated worktop surfaces, enhanced with an integral eye level double oven and grill, five ring gas hob, stylish stainless steel extractor canopy and dishwasher and space for additional domestic appliances. A large breakfast bar provides the perfect spot for impromptu dining or that all important morning coffee. There would be ample room to house a dining table within this room. At the end of the room double opening French doors gives access to the conservatory / utility room. This dual purpose room has space and plumbing for a washing machine and storage cupboards as well as lounge furniture and benefits double glazed windows to the side and rear aspects. Double glazed patio doors overlook and give access to the garden.

The dining room is situated to the rear of the property and has plenty of room for a substantial dining suite and additional furniture. Double glazed windows and double opening French doors overlook and lead to the lovely garden, flooding the room with natural light. The ground floor shower room is contemporary in design, featuring a low level WC, vanity wash hand basin, double walk-in shower extractor fan and heated towel rail. Due to its configuration, the dining room and ground floor shower room could very easily be converted into an additional annex area.





The Property Cont'd/ . . .

The light and airy first floor landing is spacious with natural light from a side aspect double glazed window and hosts doors to the four double bedrooms and family bathroom. Bedrooms one and four are situated to the front of the property with bedroom one boasting a large double glazed bay window, fitted wardrobes and an en-suite shower room. The en-suite comprises low level WC, vanity wash hand basin and independent shower cubicle with wall mounted shower and extractor fan.



Bedrooms two and three are situated to the rear of the property with double glazed windows giving a pleasant outlook of the delightful rear garden. The well proportioned family bathroom features a low level WC, vanity wash hand and panelled bath with wall mounted shower, complimentary tiling, extractor fan and an obscure double glazed window to the side.

Externally, to the front of the main house, is an independent driveway provides off road parking for numerous vehicles and access to the side of the property where additional storage space, garden shed and external water point can be found.



The large rear garden boasts three separate areas, two of which are low maintenance. Adjacent to the main house is a large patio area, with plenty of space for outside dining and entertaining, overlooking the beautifully maintained garden, which is predominately laid to lawn with attractive plants and shrubs to its borders. At the rear of the garden is an additional rear patio and garden, ideal for the evening sun. This area is another ideal entertaining space, laid to patio, decking and shingle with a garden shed and raised flower beds.





ANNEX

SUMMARY OF ACCOMMODATION

Kitchen 6' 11" x 10' 7" (2.12m x 3.22m)

Lounge 12' 3" x 10' 7" (3.74m x 3.22m)

Conservatory 11' 10" x 9' 7" (3.60m x 2.91m)

Bedroom 10' 1" plus recess x 10' 5" (3.07m plus recess x 3.17m)

En-Suite Wet Room 4' 11" x 7' 2" (1.51m x 2.18m)

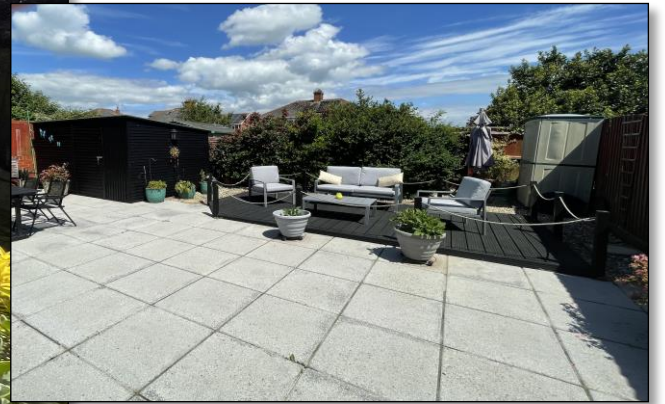
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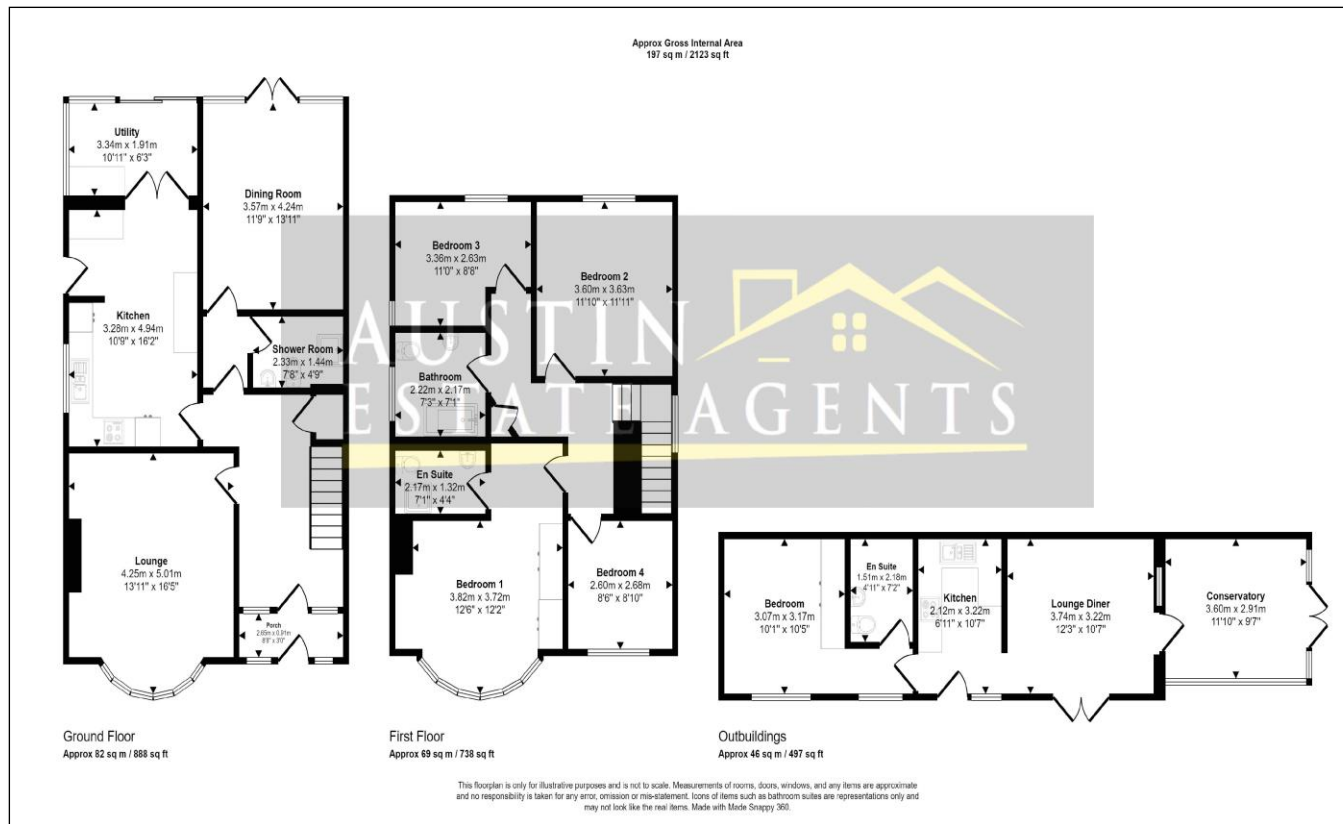
Access into the annex is gained into the kitchen area, which is tastefully fitted with a range of matching eye level and base units, integrated four ring gas hob, electric oven, extractor, plumbing for a washing machine and space for a fridge freezer. Natural light is obtained via a double glazed window to the side aspect. The lounge is a good size with double glazed side aspect French doors overlooking and leading to the garden. An additional set of French doors lead into the conservatory, a perfect area to enjoy the beautiful rear garden.

Completing the annex accommodation is the bedroom and en-suite wet room. The bedroom enjoys built in wardrobes along one wall, a double glazed window to the side aspect and door to the en-suite. The stylish en-suite comprises non-slip flooring, low level WC, pedestal wash hand basin, shower and wall mounted heater with heated towel rail and extractor.

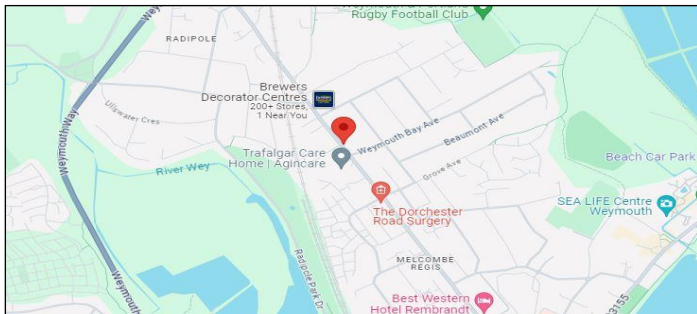
The property is situated within the highly prized location of Radipole, where there are shops and amenities close by including a beauty salon, butchers, public house, gym and doctor's surgery as well as three supermarkets. A regular bus service situated nearby provides easy access to surrounding areas including Weymouth Town Centre and Greenhill Promenade. The Weymouth Relief Road is a short drive away.

For further information, or to make an appointment to view this substantial, versatile property, please call Austin Estate Agents.





LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING:

Main House: E Annex: A

TENURE: Freehold

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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.