



AUSTIN 
ESTATE AGENTS

Sprague Close

Upwey

Weymouth

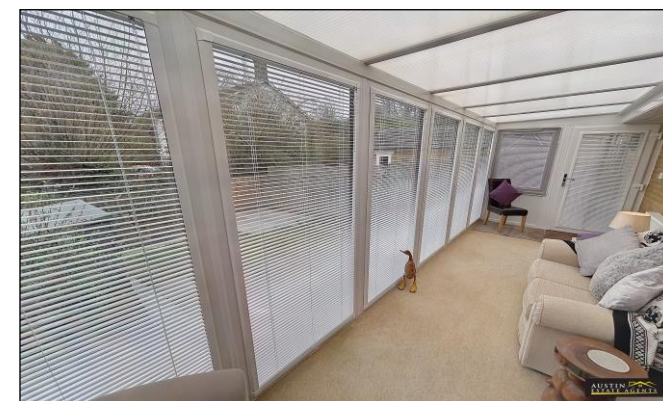
Dorset

DT3 5AH

£400,000

SUMMARY

- Generously Sized Semi Detached Home
- Three Double Bedrooms
- Spacious Lounge
- Contemporary Kitchen / Dining Room
- Light & Airy Conservatory
- En-Suite Shower Room & Family Bathroom
- Double Glazing & Gas Central Heating
- Front Garden, Driveway & Integral Garage
- Beautiful Rear Garden
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Kitchen / Diner 9' 9" x 19' 5" (2.96m x 5.93m)

Lounge 16' 6" x 12' 10" (5.04m x 3.90m)

Conservatory 18' 6" x 6' 4" (5.63m x 1.93m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 10' 1" x 17' 3" (3.07m x 5.25m)

En-Suite

Bedroom Two 12' 9" plus recess x 10' 6" (3.88m plus recess x 3.19m)

Bedroom Three 9' 6" x 9' 11" (2.90m x 3.01m)

Bathroom 8' 5" x 5' 9" (2.57m x 1.74m)

OUTSIDE

Front Garden & Driveway

Garage 9' 3" x 22' 4" (2.82m x 6.81m)

Rear Garden



THE PROPERTY

We are delighted to offer to the market, with no onward chain, a stunning, three double bedroom, semi-detached family home positioned in the highly sought-after residential location of Upwey. This generously sized, light and airy property benefits from three double bedrooms, spacious rear aspect lounge, modern fitted kitchen / dining room, conservatory, family bathroom and en-suite shower room to bedroom one. Externally, there is ample off-road parking and a larger than average integral garage. The rear garden has been well maintained and is of a sunny, private position. The property further benefits from gas central heating and double glazing throughout, along with privately owned solar panels, which reduce electricity costs and have provided an income for the current owners.

Upon entering the property, you are greeted a by welcoming reception hallway where doors lead to all principal rooms. This wonderful family residence benefits from a modern fitted front aspect kitchen / dining room. The kitchen area boasts an extensive range of matching eye and base level storage cupboards further enhanced by integral domestic appliances including a four ring gas hob, extractor canopy, eye level double oven, instant boiling water tap and washing machine. This lovely light and airy room is spacious enough to house a large dining table and chairs. Located at the rear of the property is a generously sized lounge benefitting from a feature fireplace and a large set of patio doors, which naturally flow into a beautiful conservatory, with access to the well-maintained rear garden. Completing the ground floor accommodation, is a downstairs cloakroom with low level WC and wash hand basin.

Stairs rise to the first floor where the three double bedrooms, en-suite shower room and family bathroom are located. Bedroom one is a striking, front aspect double room, benefiting from an en-suite shower room. The en-suite comprises a walk-in shower, wash hand basin and WC. Bedrooms two and three are further double bedrooms, with bedroom two further benefiting from built in storage. The family bathroom comprises a modern fitted suite offering a panelled bath with shower above, pedestal wash hand basin and WC.

Externally, to the front of the property is ample off-road parking leading to the integral garage. The garage runs the length of the property and benefits from an electric opening up and over door to the front and a rear aspect door providing access to the rear garden. The rear garden is a beautifully maintained and landscaped space offering a mixture of seating areas, ideal for entertaining and alfresco dining. There is a well cared for lawn and planted borders.

Situated in the heart of a modern development in the ever popular residential location of Upwey offering easy access to local shops and amenities, regular and well serviced public transport to both Weymouth and Dorchester town centres.

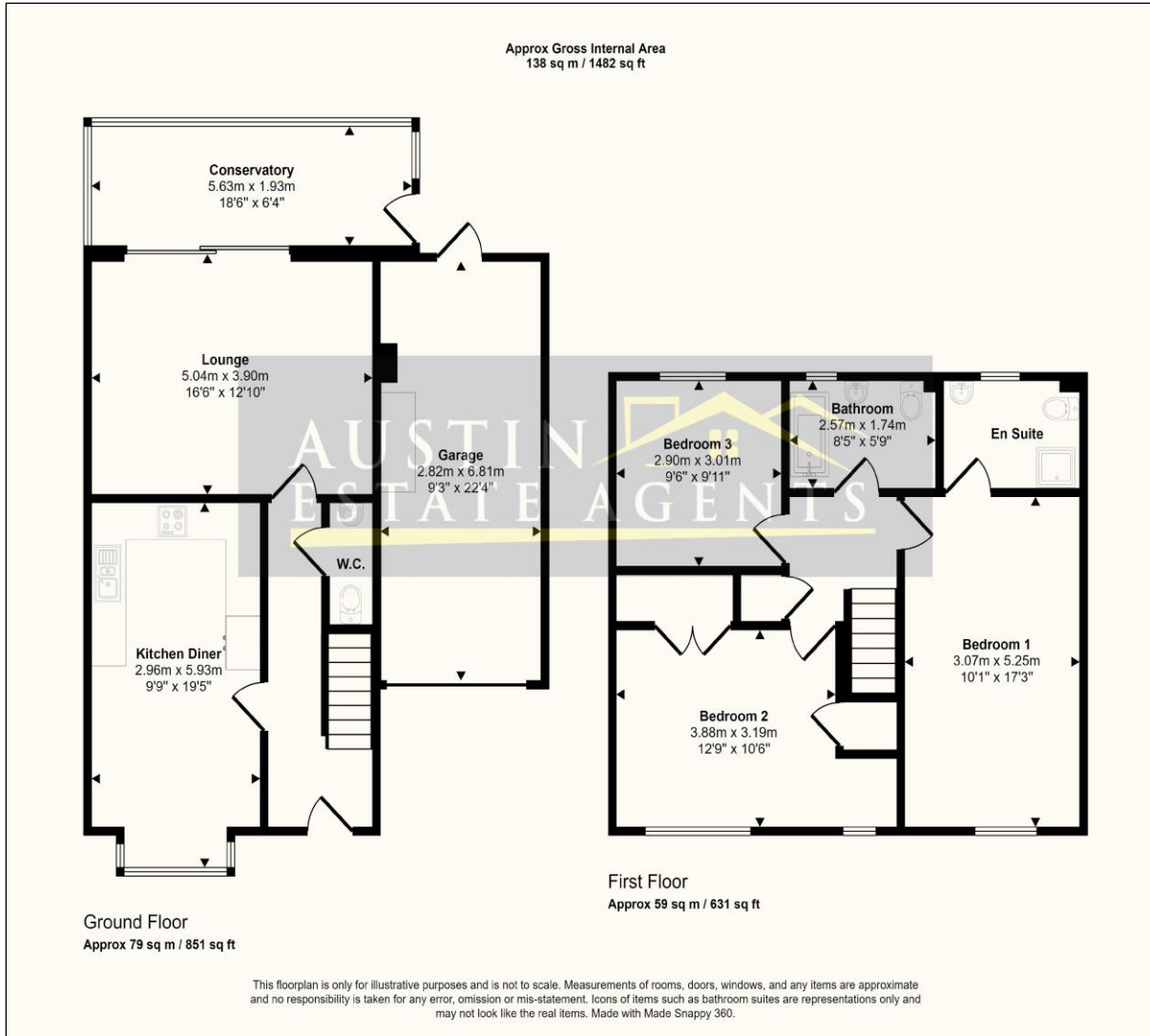
For further information, or to make an appointment view this beautiful property, please call Austin Estate Agents.



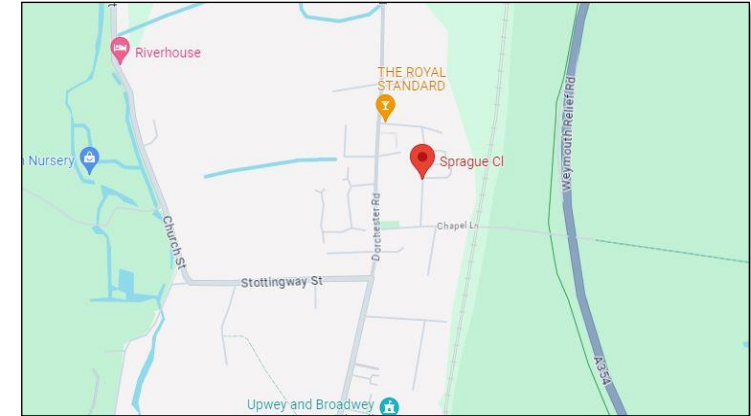




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

Austin Estate Agents ☎ 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 www.austinpropertyservices.co.uk

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.