



AUSTIN  ESTATE AGENTS

Fernhill Avenue

Lodmoor

Weymouth

Dorset

DT4 7QX

Offers in Excess of £450,000

SUMMARY

- Striking Detached Chalet Property
- Four Bedrooms
- Expansive Open Plan Lounge / Dining / Kitchen Area
- Conservatory
- Family Bathroom
- Double Glazing & Gas Central Heating
- Integral Garage
- Front Driveway & Mature Rear Garden
- Fabulous Views of Bincombe Bumps & The White Horse
- Sought After Lodmoor / Greenhill Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Conservatory 9' 4" max x 19' 2" max (2.84m max x 5.83m max)

Bedroom One 8' 10" max x 14' 4" max (2.70m max x 4.36m max)

Bedroom Two 7' 4" x 12' 7" (2.24m x 3.84m)

Bedroom Three 7' 5" max x 14' 1" max (2.27m max x 4.29m max)

Bedroom Four 6' 11" x 7' 11" (2.11m x 2.41m)

Bathroom 6' 11" x 7' 3" (2.11m x 2.20m)

FIRST FLOOR

Lounge Area 17' 7" x 18' 6" (5.35m x 5.65m)

Kitchen / Dining Area 17' 7" x 18' 0" (5.35m x 5.49m)

OUTSIDE

Integral Garage

Front Garden & Driveway

Rear Garden

THE PROPERTY

Situated in the sought after location of Fernhill Avenue in Lodmoor is this bespoke chalet property, which unusually, has the living accommodation on the first floor to fully appreciate the far reaching views this property has to offer over Bincombe Bumps and the White Horse at Osmington. This property is immaculately presented throughout and boasts an expansive, open plan living / dining / kitchen area to the first floor as well as four bedrooms, family bathroom, conservatory and integral garage to the ground floor.

On the ground floor the inviting reception hallway hosts doors to all rooms together with two useful storage cupboards and stairs ascending to the first floor. Bedroom one is a good size double with a rear aspect double glazed window overlooking the rear garden. Bedrooms two, three and four all have good natural light from side aspect windows. The family bathroom features a modern suite comprising a corner bath with mains shower over, vanity wash hand basin and WC with tiled walls. Completing the accommodation on the ground floor is the well proportioned conservatory, a lovely light room with side and rear double glazed windows flooding the area with excellent natural light. The rear garden can be accessed from here via double opening patio doors.

The hub of this fantastic home is the open plan living / dining / kitchen room on the first floor. This room is an excellent size running the whole length and width of the property. The kitchen area is fitted with a contemporary range of eye level and base units together with a striking kitchen island. The area is further enhanced by a range of integral appliances including four ring electric hob, electric oven, stainless steel extractor and two fridge drawers. There is space and plumbing for a dishwasher. The dining area is adjacent to the kitchen area and has ample space for a family dining table. A step leads up to the spacious lounge area featuring a modern fireplace and fabulous vaulted ceilings. This upper floor area enjoys abundant natural light from front aspect double glazed windows, rear aspect windows and double opening French doors as well as a skylight window over the stairwell.



The Property Cont'd/ . . .

Externally, to the front of the property is a block paved driveway providing off road parking leading to the integral garage with planted borders adding interest. The rear garden is a beautiful space with a patio area adjacent to the property, being an ideal space for outdoor entertaining. The remainder of the lawn is predominately laid to lawn with a vast array of plants, shrubs, trees and fruit trees. Towards the end of the garden is a selection of vegetable patches with a greenhouse and water tap. A side gate provides additional access.

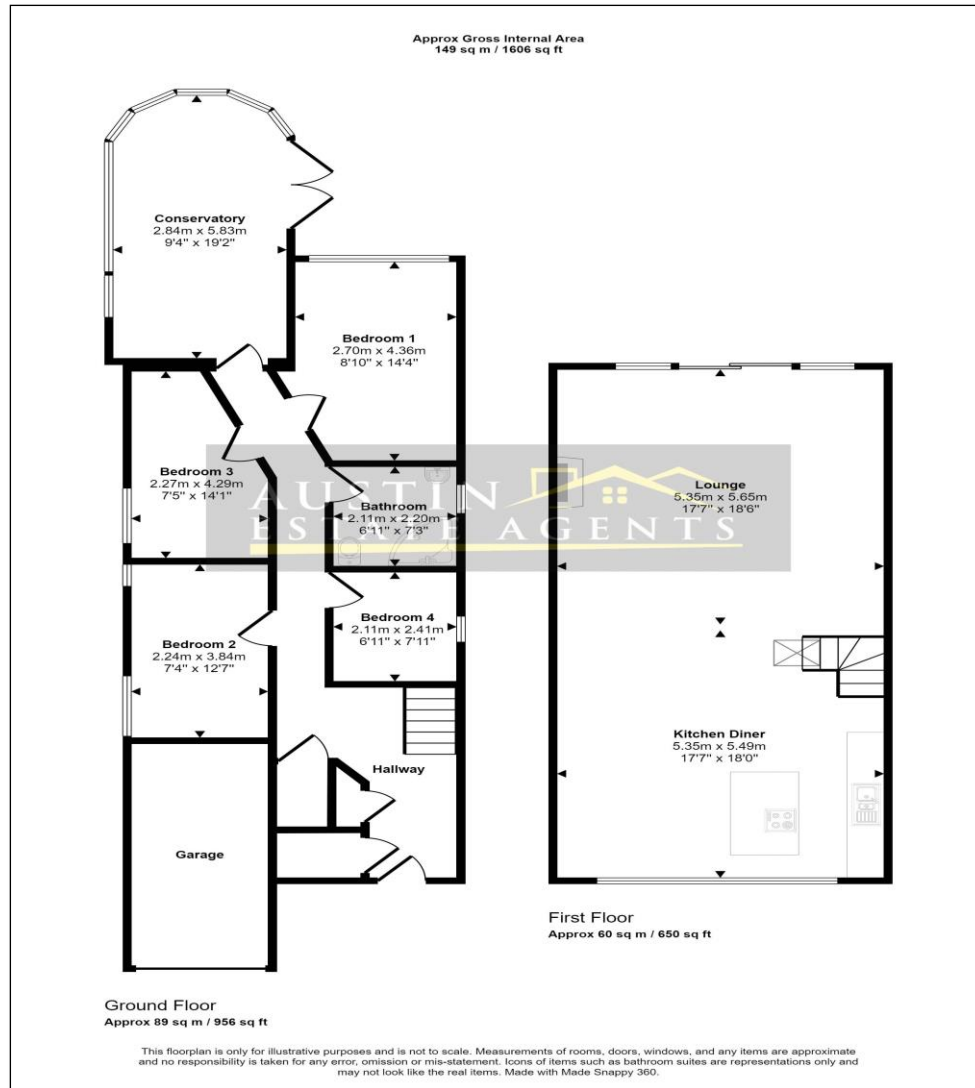
This fantastic property is situated in Lodmoor on the borders of Greenhill, with Fernhill Avenue being one of the premier roads in the area. It is located within a short distance of Greenhill Beach and Lodmoor Country park with its beautiful countryside and nature reserve walks, as well as a local doctors' surgery, shops and amenities, post office and supermarkets. Bus routes to the town and surrounding areas are only a short walk away and is within a short drive of the Weymouth Relief Road.

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

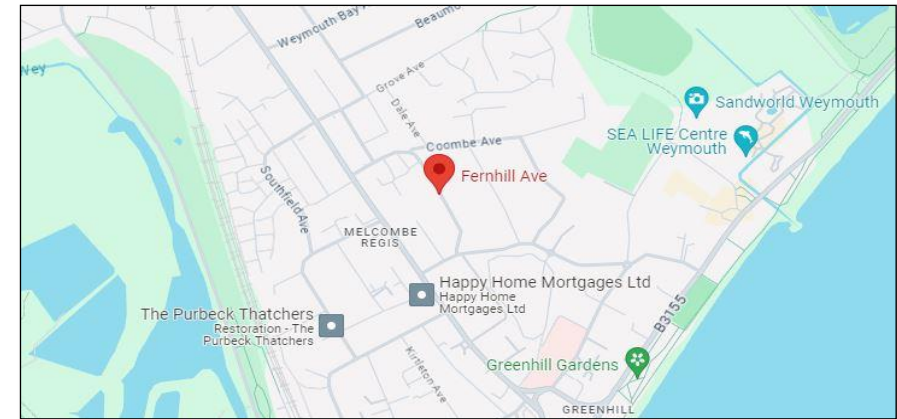




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C **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.