



AUSTIN
ESTATE AGENTS

Hawthorn Close

Southill

Weymouth

Dorset

DT4 9UG

Offers in Excess of £450,000

SUMMARY

- Fabulous Family Home
- Modernised by the Current Owners
- Four Bedrooms
- Light & Airy Lounge
- Modern Kitchen / Dining Room
- Conservatory
- Family Shower Room & En-Suite Bathroom
- Double Glazing & Gas Central Heating
- Attractive Front & Rear Gardens
- Driveway & Integral Garage





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 0" x 13' 5" (3.36m x 4.09m)

Kitchen / Diner 17' 8" x 8' 9" (5.39m x 2.67m)

Kitchen 9' 3" x 7' 10" (2.81m x 2.38m)

Conservatory 7' 10" x 9' 1" (2.38m x 2.78m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 8' 9" max x 17' 0" max (2.66m max x 5.19m max)

En-Suite Bathroom 8' 6" x 5' 3" (2.60m x 1.61m)

Bedroom Two 11' 3" max x 13' 7" max (3.42m max x 4.14m max) L-shaped room

Bedroom Three 8' 10" x 8' 9" (2.70m x 2.66m)

Bedroom Four 8' 6" x 8' 8" (2.60m x 2.64m)

Shower Room 6' 2" max x 6' 8" max (1.88m max x 2.03m max)

OUTSIDE

Front Garden

Driveway

Garage 8' 11" x 18' 1" (2.73m x 5.50m)

THE PROPERTY

We have delighted to present to the market this amazing family home that has been modernised throughout by the current owners. The property enjoys double glazing, gas central heating, attractive lounge, a magnificent kitchen / dining room, conservatory, ground floor cloakroom, four bedrooms, ensuite bathroom, separate shower room, driveway, integral garage and well maintained gardens to the front and rear. We strongly recommend viewing to appreciate its appeal.

From the entrance door, access is gained into the reception hallway with stairs ascending to the first floor and doors to the lounge, kitchen / dining room, WC and understairs storage cupboard. The tastefully decorated lounge is situated to the front aspect with a large double glazed window providing excellent light. Spanning the width of the property is the magnificent kitchen / dining room. The kitchen area is fitted with an extensive range of modern eye level and base units with co-ordinating worktop surfaces and ample space for domestic appliances including a range cooker, American style fridge freezer, plumbing for washing machine and dishwasher. Double glazed windows enjoy a pleasant outlook over the rear garden and double glazed, double opening French doors flow through to a conservatory with double glazed windows and doors overlooking and lead into the rear garden. Completing the accommodation on the ground floor is the cloakroom with modern WC and vanity wash hand basin.

On the first floor, the main bedroom suite is accessed to the right hand side of the staircase. This is a spacious room with a double glazed window to the rear aspect. To the front of the room is a fitted wardrobe as well as the modern en-suite bathroom, comprising low-level WC, vanity wash hand basin and 'p' shaped bath with shower over and natural light from an opaque front aspect window.

To the left of the staircase, the landing area hosts doors to three further bedrooms, the family shower room and a storage cupboard. All of the bedrooms are pleasantly decorated. Bedroom two is situated to the front and bedrooms two and three to the rear. The shower room features an independent shower cubicle, pedestal wash hand basin and low-level WC.

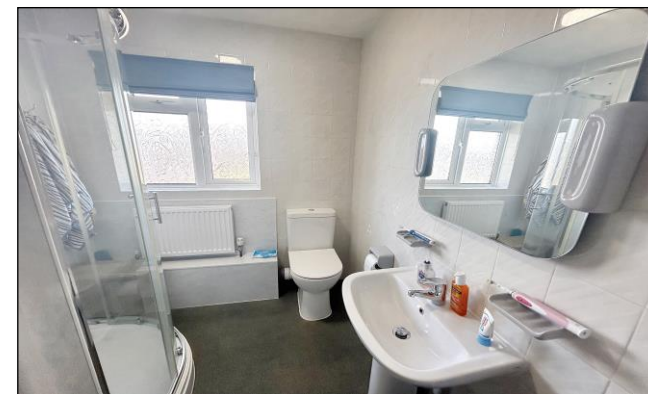
Externally, to the front of the property is a well maintained garden area, mainly laid to lawn with an independent driveway to the side providing off-road parking leading to an integral garage power and light, access by an up an over door. At the rear of the garage a personal door gives access to the kitchen. The attractive rear garden boasts a patio adjacent to the conservatory with a decking area to the side providing seating areas in which to enjoy the garden at different times of the day. The level garden is perfect for al fresco entertaining.



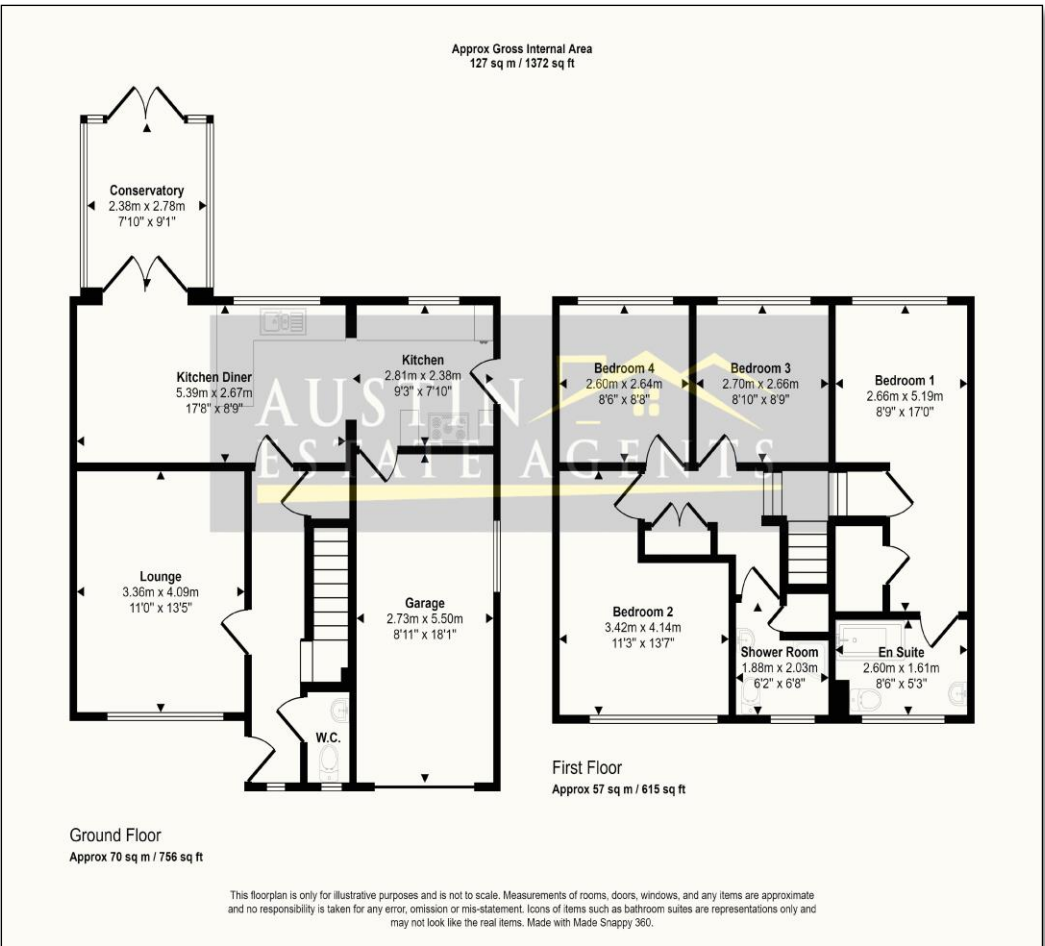
The Property Cont'd/ . . .

This wonderful family home is situated in Southill, close by to local shops including a chemist and convenience store as well as amenities including a well-regarded primary school and public house. The property is within walking distance of Radipole Nature Reserve with a cycle path to the town centre and seafront. There is easy access to Weymouth relief road.

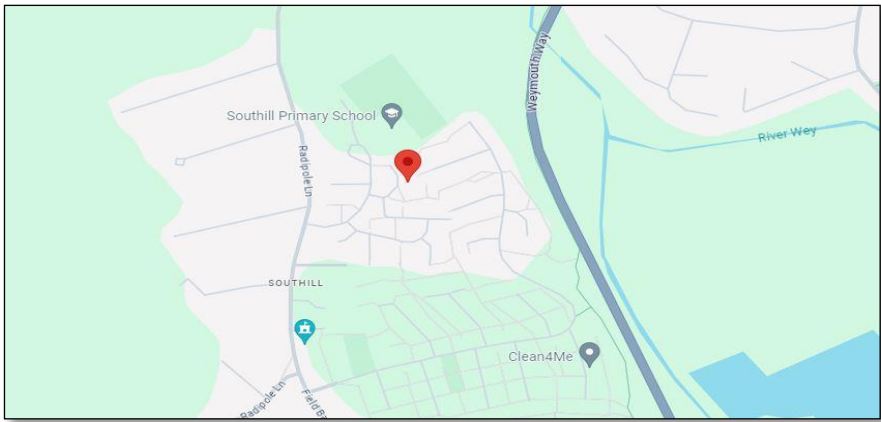
For further information, or to make an appointment to view with fantastic family home, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 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.