



AUSTIN
ESTATE AGENTS

Spa Road

Radipole

Weymouth

Dorset

DT3 5EP

Offers in Excess of £600,000

SUMMARY

- Detached Family Residence
- Beautifully Presented Throughout
- Five Bedrooms
- Spacious Lounge & Separate Dining Room
- Contemporary Fitted Kitchen & Utility Room
- Family Bathroom, En-Suite Shower Room & Ground Floor Cloakroom
- Double Glazing & Gas Central Heating
- Driveway, Integral Garage & Additional Garage
- Attractive Rear Garden
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 3' 7" x 5' 7" (1.09m x 1.69m)

Entrance Hallway

Kitchen 10' 2" x 10' 11" (3.09m x 3.32m)

Dining Room 10' 4" x 16' 9" (3.14m x 5.10m)

Lounge 12' 2" max x 16' 5" max (3.72m max x 5.01m max)

Utility Room 4' 11" x 5' 6" (1.51m x 1.68m)

Ground Floor WC 3' 1" x 5' 4" (0.94m x 1.62m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 4" max x 16' 6" max (3.76m max x 5.04m max)

En-Suite Shower Room 6' 6" x 5' 9" (1.98m x 1.74m)

Bedroom Two 12' 4" x 10' 3" plus recess (3.77m x 3.12m plus recess)

Bedroom Three 10' 7" x 10' 11" (3.22m x 3.33m)

Bedroom Four 10' 4" x 10' 8" (3.15m x 3.26m)

SECOND FLOOR

Second Floor Landing

Bedroom Five 13' 5" max x 28' 5" max (4.08m max x 8.65m max) Some restricted headroom.

OUTSIDE

Front Driveway

Integral Garage

Rear Garden

Garage (in Block)

THE PROPERTY

We are delighted to offer for sale this amazing detached residence that has been maintained throughout to an exceptional standard. The property enjoys a spacious lounge, separate dining room, contemporary fitted kitchen, utility room, ground floor cloakroom, five bedrooms, modern family bathroom, en-suite shower room to the main bedroom with double glazing and gas central heating. Outside the property further benefits from off-road parking to the front, a single garage, attractive rear garden. We strongly recommend viewing to appreciate its appeal.

The entrance door leads into a lobby, an ideal space for outdoor garments. From here the inviting entrance hallway is accessed hosting doors to all ground floor rooms and stairs ascending to the first floor. The kitchen is situated to the front of the property and is tastefully fitted with an extensive range of matching contemporary eye level and base units with quartz worktop surfaces, further enhanced by integral appliances including induction hob, two electric ovens, extractor canopy, fridge freezer and dishwasher. A front aspect double glazed window gives plenty of natural light. A separate utility room provides additional storage cupboards as well as space and plumbing for a washing machine and tumble dryer. A door then leads into the modern ground floor cloakroom with concealed WC and wall mounted wash hand basin.

The spacious lounge is situated to the rear aspect with a large double glazed window flooding the room with natural light and providing attractive views over the rear garden. A stylish feature fireplace adds to the room's appeal. Double opening doors lead through to the dining room, another well proportioned room with ample space for a large family dining table and additional furniture. French doors overlook and give access to the rear garden.

An attractive wood twist staircase ascends to the first floor onto the spacious landing with doors to the four bedrooms and family bathroom as well as stairs ascending to the second floor doors. The main bedroom is situated to the rear aspect with a large double glazed window providing excellent natural light. A good selection of fitted bedroom furniture provides plentiful storage. A door leads to the en-suite shower room comprising of a fitted WC and wash hand basin with independent shower cubicle and complementary tiling. Bedroom two is also situated to the rear aspect with double opening, double glazed, French doors overlooking and leading to wonderful balcony area enjoying views over the garden. Bedroom three and four are situated to the front aspect and are both spacious bedrooms. The family bathroom is spacious featuring a WC, pedestal wash hand basin, independent corner shower cubicle, corner bath and heated towel rail with tiling to the walls and floor.





The Property Cont'd / . . .

On the second floor is a fifth bedroom, offering versatile use, which runs from the front to the back of the house with dual aspect double glazed windows. The floor to ceiling windows located at the rear of the room boast attractive views over the garden and surrounding area.

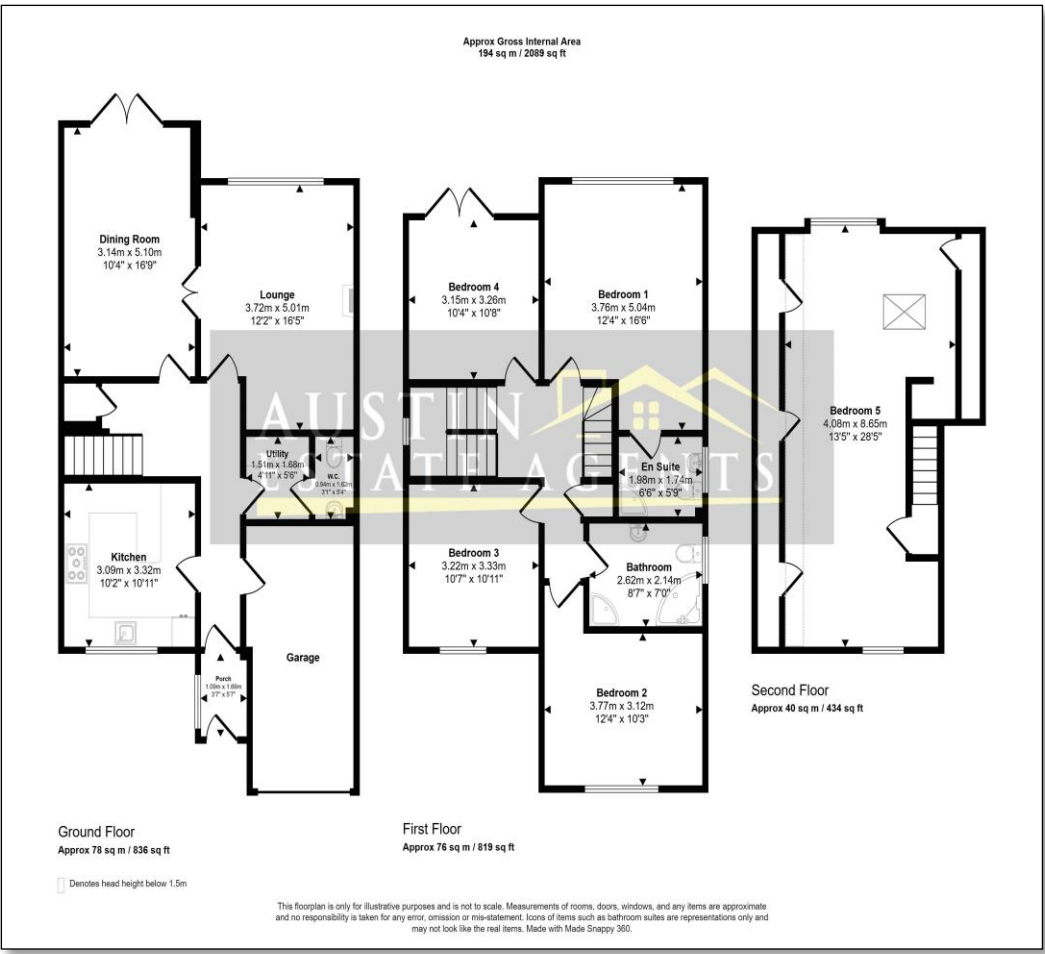
Externally, a block paved driveway provides off-road parking for numerous vehicles, leading to an integral garage as well as access to the side of the property. The rear garden is beautiful, maintained to an excellent standard. A large raised patio provides a perfect area to enjoy the garden as well as alfresco entertaining. Steps lead down to the remainder of the garden, which is predominately laid to lawn with planted borders. A shed / summerhouse is included within the sale. There is an additional garage which belongs to the property in a block at the rear of the garden.

The property is situated within the highly prized location of Radipole, which provides easy access to Weymouth's popular town centre and world-renowned seafront. 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 access surrounding areas as does the Weymouth Relief Road.

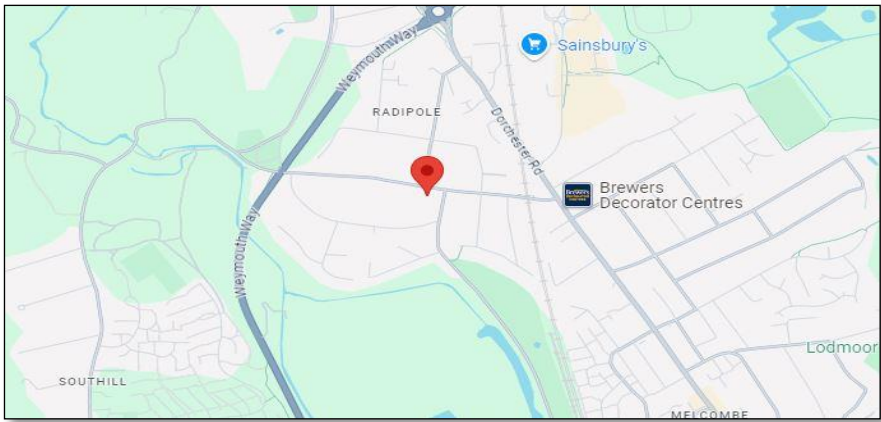
For further information, or to make an appointment to view this wonderful family residence, please call Austin Estate Agents.



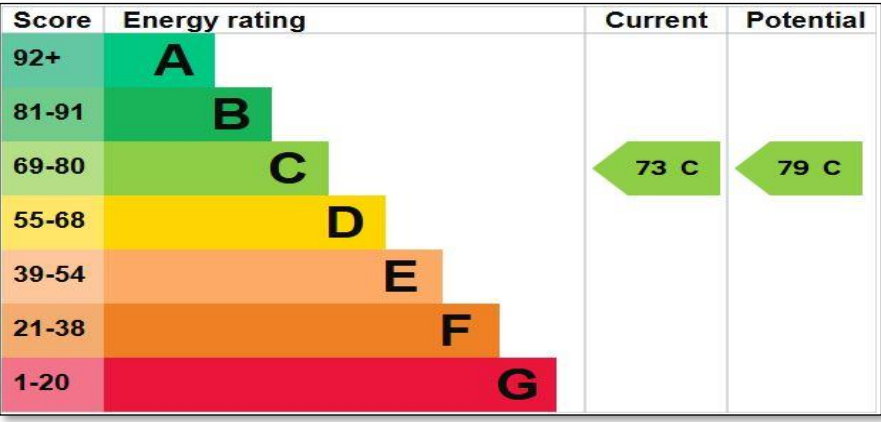
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: E 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.