



AUSTIN 
ESTATE AGENTS

Caledonian Close

Lodmoor

Weymouth

Dorset

DT4 7QW

£475,000

SUMMARY

- Detached Family Home
- Four Bedrooms
- Contemporary Styling Throughout
- Lounge & Separate Dining Room
- Modern Kitchen / Diner
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Double Glazing, Gas Central Heating & Underfloor Heating
- Front & Rear Gardens
- Two Driveways, Two Garages & Storage Room
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 14' 4" max x 5' 6" max (4.36m max x 1.67m max)

Lounge 16' 1" max x 17' 7" max (4.89m max x 5.35m max) L-shaped room

Dining Room 16' 3" x 11' 3" (4.96m x 3.43m)

Inner Hallway

Kitchen / Diner 8' 4" x 17' 8" (2.54m x 5.39m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 12' 10" max x 17' 5" max (3.91m max x 5.31m max) L shaped room

En-Suite Shower Room 7' 9" x 5' 8" (2.37m x 1.72m)

Bedroom Two 14' 1" x 8' 1" (4.29m x 2.47m)

Bedroom Three 9' 10" x 9' 3" (2.99m x 2.82m)

Bedroom Four 8' 4" x 8' 2" (2.54m x 2.49m)

Bathroom 8' 4" x 5' 7" (2.54m x 1.71m)

OUTSIDE

Front Garden & Driveway

Garage 11' 11" max x 16' 6" max (3.63m max x 5.02m max)

Storage Room 6' 11" x 11' 9" (2.11m x 3.57m)

THE PROPERTY

We are delighted to present to the market, this wonderful family home that has been extended and modernised throughout by the current owners. The property enjoys double glazing, gas central heating, an attractive lounge, separate dining room, a contemporary kitchen / diner, ground floor cloakroom, four bedrooms, en-suite shower room, separate family bathroom, driveway, integral garage, storage room and well maintained gardens to the rear. We strongly recommend viewing to appreciate its appeal.

From the entrance door, access is gained into the spacious reception porch, with a cupboard ideal for storing outside garments. Doors lead to a ground floor WC and the lounge. The tastefully decorated lounge is situated to the front aspect with a large double glazed window, contemporary downlights and ambient pelmet lighting. A door at the rear naturally flows into a dining room, enjoying natural light from large floor to ceiling windows, a skylight and bi-fold doors overlooking and leading to the rear garden. This room is spacious enough to host lounge furniture as well as a large dining table. A contemporary woodburning stove and underfloor heating adds to the room's appeal.

An inner hallway with stairs ascending to the first floor gives access to the modern kitchen / diner with an extensive range of modern eye level and base units with an integrated dishwasher, four ring gas hob, extractor canopy and eye level oven. A breakfast bar to the rear of the room provides an informal dining area with a pleasant outlook of the rear garden. A door to the side leads into the garage, which is a larger than average single enjoying built in storage and a utility area with plumbing and space for a washing machine and tumble dryer. Completing the accommodation on the ground floor is a storage room with dual aspect windows and a skylight. Originally, the vendor was considering converting the garage and storage room into a self-contained annex, therefore this area has versatile use.





The Property Cont'd / . . .

Externally, to the front of the property is a low maintenance garden area laid to paving and shingle. Either side of the property are driveways leading to two separate garages. Both garages have personal doors which lead into the property. The attractive rear garden boasts a decked area adjacent to the dining room, overlooking the level garden, which is laid to lawn with a pleasantly planted border full of shrubs and trees. The elevated position of this property affords fine views of the surrounding area, including the nature reserve.

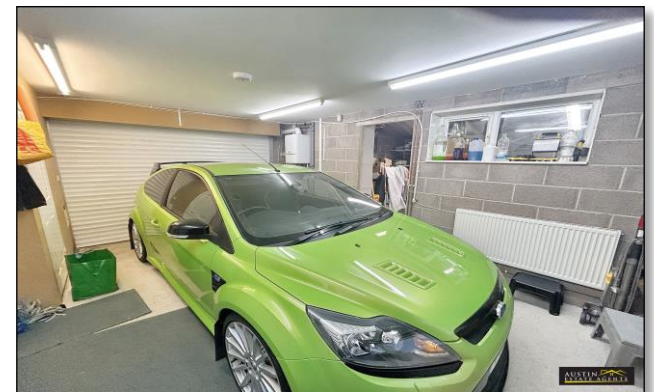


Situated within the sought-after area of Lodmoor. The property is within a short distance from amenities such as a doctors' surgery, shops, public houses and supermarkets. Bus services to the town centre and surrounding areas are close by. Greenhill Beach and the nature reserve are also within close proximity. There is also easy access to Weymouth relief road.

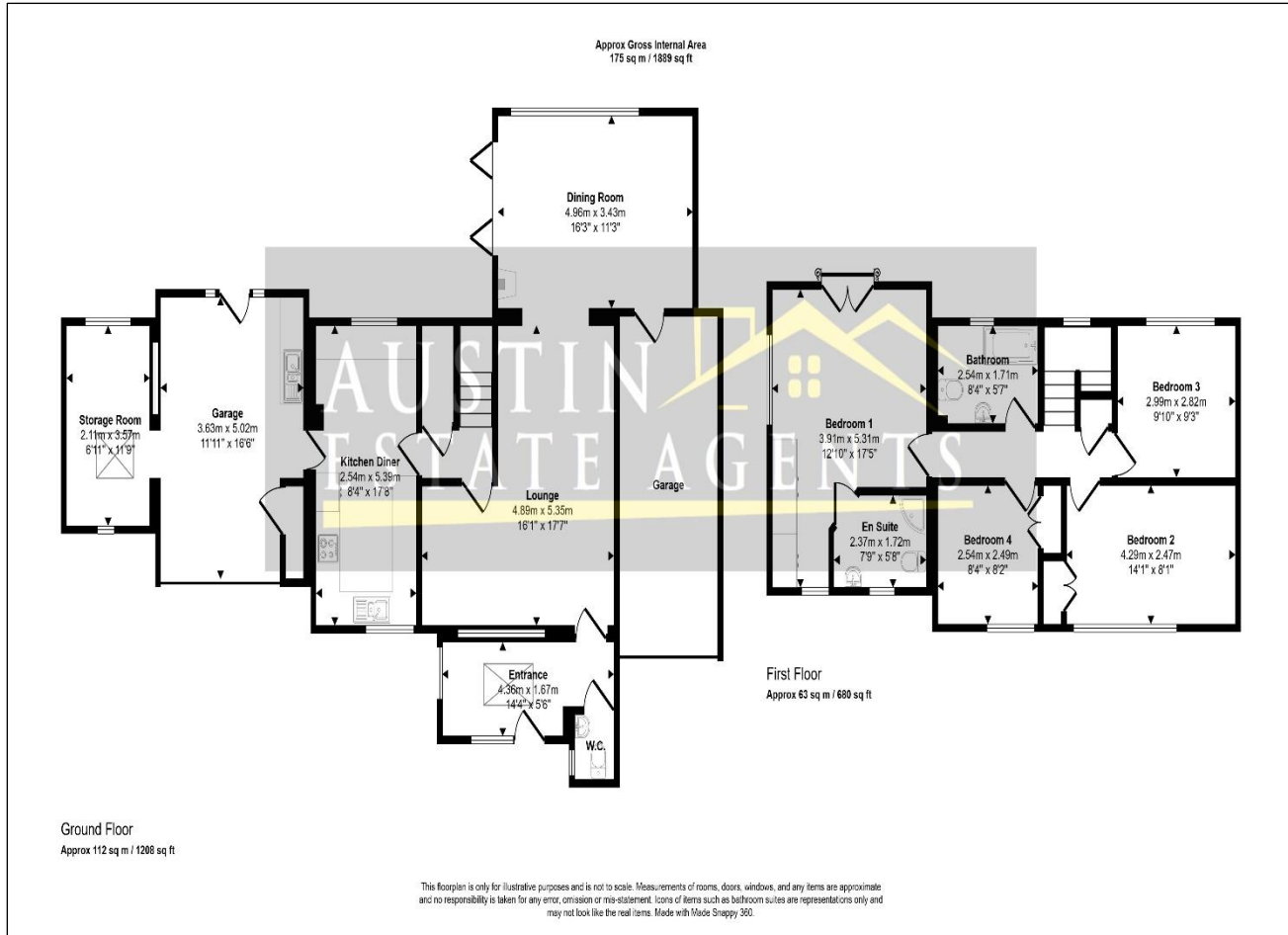
For more information, or to make an appointment to view, please contact Austin Estate Agents.

The vendor has informed us that the solar panels are wholly owned and in the last 12 months have generated an income of over £1,000.00 as well as savings on their electricity bill.

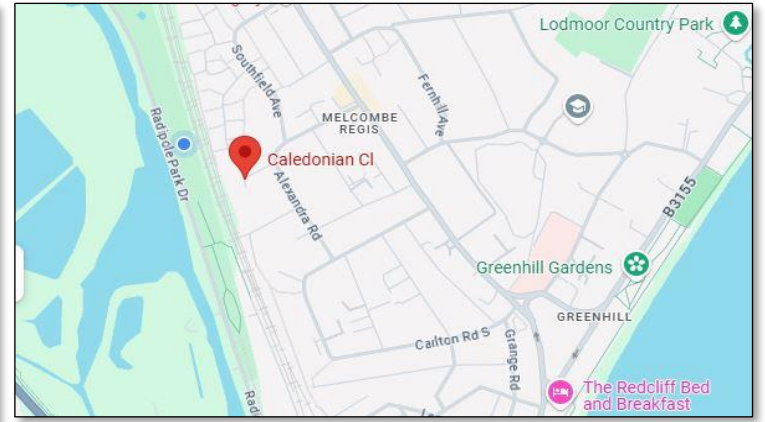




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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.