



AUSTIN 
ESTATE AGENTS

Portland Road

Wyke Regis

Weymouth

Dorset

DT4 9BH

Offers in Excess of £340,000

SUMMARY

- Stunning, Extended, Semi Detached Family Home
- Three Well Proportioned Bedrooms & Fully Boarded Loft Room
- Wonderful Kitchen / Dining / Family Room
- Contemporary Kitchen with Feature Island
- Light & Airy, Front Aspect Lounge
- Modern Family Bathroom
- Double Glazing & Gas Central Heating
- Well Maintained Gardens to the Front & Rear
- Detached Garage & Off Road Parking
- Close to Local Beaches as well as Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 7' 7" x 7' 5" (2.30m x 2.25m)

Entrance Hallway

Lounge 13' 1" into bay x 12' 0" (4.00m into bay x 3.65m)

Open Plan Kitchen / Dining / Family Room 19' 4" max x 19' 3" max (5.90m max x 5.86m max)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 9" x 10' 8" (4.20m x 3.25m)

Bedroom Two 12' 0" x 10' 6" (3.65m x 3.20m)

Bedroom Three 7' 10" x 8' 6" (2.40m x 2.60m)

Family Bathroom 8' 6" plus recess x 6' 7" (2.60m plus recess x 2.00m)

SECOND FLOOR

Fully Boarded Loft Room

OUTSIDE

Front Garden

Rear Garden

Off Road Parking

Detached Garage

THE PROPERTY

We are delighted to present this beautifully maintained semi-detached family home, offering exceptional living space within the sought-after location of Wyke Regis. The property accommodation includes a front aspect lounge, three bedrooms, modern family bathroom and a fully boarded loft room with Velux window. The property has been extended to the rear, to create a stunning open-plan family area with bi-fold doors, leading to a beautifully landscaped garden. To the rear is a detached garage and off road parking.

The welcoming reception porch, gives access into an inviting entrance hallway with a storage cupboard and stairs to the first floor. The lounge, positioned at the front, benefits from a large double-glazed bay window, filling the space with natural light. To the rear of the property is the heart of this beautiful home; an open-plan dining area and kitchen. The kitchen area is contemporary in design with solid wood worktop surfaces and features a central island for additional workspace and seating, fully fitted appliances including a dishwasher, halogen hob, electric oven, grill, fridge freezer and plumbing for a washing machine. Bi-fold doors and large double-glazed windows, give the room an abundance of natural light and offering seamless indoor-outdoor living.

The first floor landing has a side-facing double-glazed window and hosts doors to the three well-proportioned bedrooms as well as the family bathroom. Bedroom one is a spacious double room with a large bay window and fitted wardrobes. Bedrooms two and three both have double glazed windows overlooking the rear garden offering views over the surrounding area. Completing the accommodation is the family bathroom which is tastefully finished with a modern suite comprising vanity wash hand basin, panelled bath and shower, low-level WC, and storage cupboard.

On the second floor, accessed by a pull-down ladder, is a boarded loft room, complete with a double-glazed Velux window, making it an ideal extra space for a home office, hobby room, or additional storage.





The Property Cont'd/ . . .

Outside, this family home boasts well maintained gardens to the front and rear. The enclosed, low maintenance, front garden is laid to shingle with a pathway to the front porch. The landscaped rear garden enjoys a decked area adjacent to the property and a paved patio area at the end, perfect for alfresco entertaining, or simply to enjoy the garden at different times of the day. A wooden gate gives access to the off road parking and a detached garage with an up-and-over door.

This fabulous family home is situated near the Rodwell Trail, providing pedestrian access to the town centre as well as the local beaches of Sandsfoot and Smallmouth Bay, offering a fantastic lifestyle and scenic coastal walks. It is also conveniently close to local shops and amenities including a medical centre, library and well regarded schools as well as excellent transport links.

For further information, or to make an appointment to view this stunning property, please call the team at Austin Estate Agents.

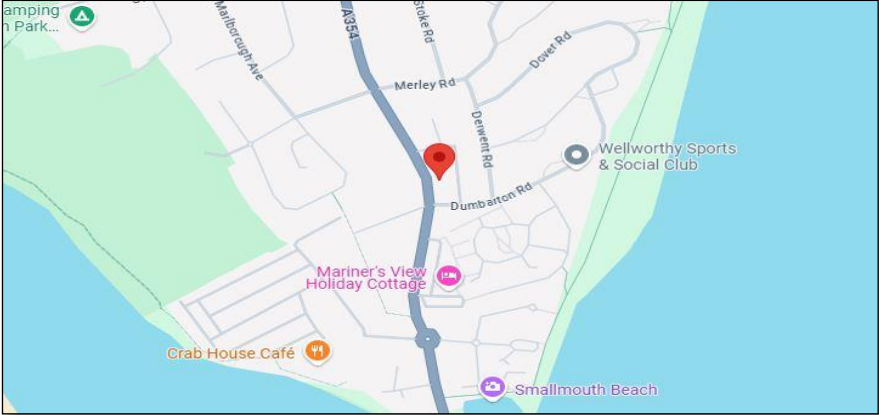




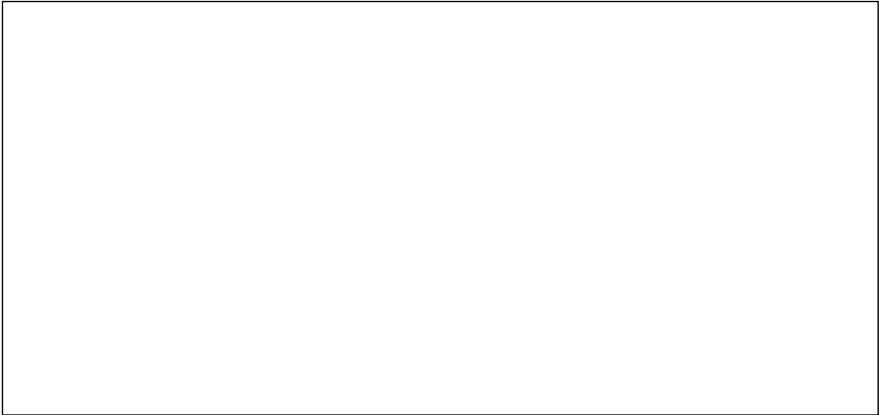
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: C 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.