



Vanguard Avenue

Littlesea

Weymouth

Dorset

DT4 9UD

£375,000

SUMMARY

- Link Detached Family Home
- Three Bedrooms
- Spacious Lounge / Dining Room
- Fitted Kitchen
- Family Shower Room
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway
- No Onward Chain
- Sought After Littlesea Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Sitting / Dining Room 21' 4" x 11' 6" (6.50m x 3.50m)

Kitchen 12' 10" max x 8' 10" max (3.90m max x 2.70m max)

Cloakroom 6' 3" x 5' 11" (1.90m x 1.80m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 2" x 11' 2" (3.70m x 3.40m)

Bedroom Two 12' 2" x 10' 2" (3.70m x 3.10m)

Bedroom Three 8' 10" x 7' 3" (2.70m x 2.20m)

Shower Room

OUTSIDE

Front Garden & Driveway

Garage

Rear Garden



THE PROPERTY

We are pleased to bring to the market this spacious three-bedroom detached family home, situated on the desirable Littlesea Estate, within a peaceful cul-de-sac. Offered for sale with no onward chain, this well-presented property is perfect for those seeking a comfortable family home in a quiet and convenient location. The property benefits from double glazing and gas central heating throughout.

Upon entry, a double-glazed reception porch leads into a welcoming entrance hallway, with stairs ascending to the first floor and doors leading to the ground floor rooms. The ground floor cloakroom is equipped with a low-level WC, wash hand basin, and a double-glazed window. The modern fitted kitchen offers a range of matching eye-level and base units, colour-coordinated work surfaces, and an inset sink. A double-glazed window at the front aspect fills the room with natural light, and the kitchen provides space for a fridge-freezer, as well as plumbing for a washing machine. The spacious lounge/diner is a real highlight, flooded with natural light from double-glazed windows and patio doors, which open to the rear garden. This room provides an ideal space for both relaxing and entertaining.

On the first floor, the landing provides access to all bedrooms and the family shower room. There are three good-sized bedrooms, all benefiting from double-glazed windows. The bedrooms to the rear of the property offer elevated views over the surrounding area, providing an attractive outlook. The modern shower room has recently been updated and features a low-level WC, wash hand basin, and a large walk-in shower cubicle. A double-glazed window ensures natural light fills the space.

Externally, the property boasts an independent driveway providing off-road parking, leading to an attached garage with an up-and-over door. The front garden is mainly laid to lawn, offering a low-maintenance outdoor space. The rear garden is a good-sized area, perfect for planting shrubs and flowers, or simply enjoying the outdoors.

The property is located on the sought-after Littlesea Estate, where local shops and amenities are close by, including bus routes to surrounding areas. For those who enjoy the outdoors, there are also excellent country walks nearby, making this an ideal spot for nature lovers.

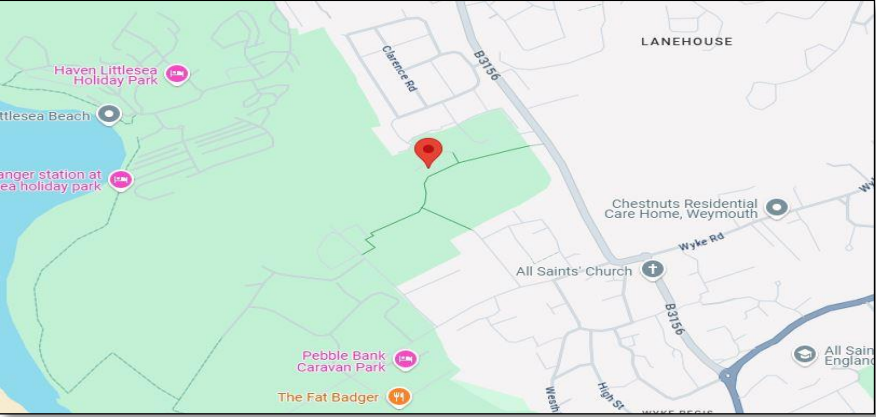
For further information, or to make an appointment to view this property, please contact the team at Austin Estate Agents.



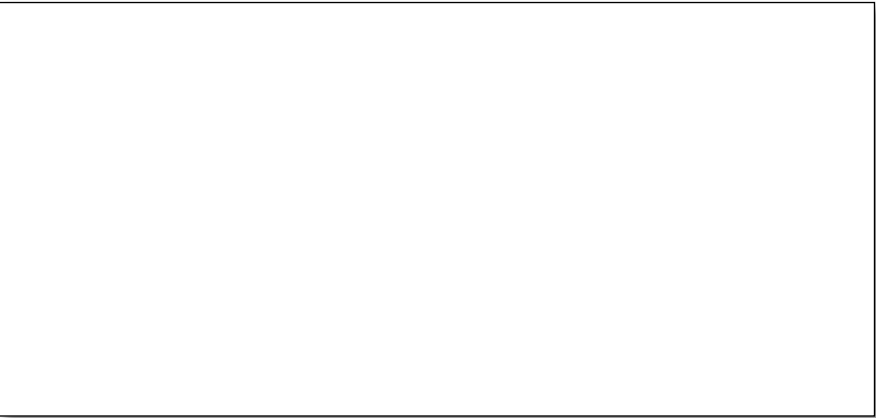
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: C TENURE: Freehold

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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.