



AUSTIN
ESTATE AGENTS

Wooland Gardens

Wyke Village

Weymouth

Dorset

DT4 9XQ

£435,000

SUMMARY

- Detached Family Home
- Four Bedrooms
- Attractive Lounge
- Separate Dining Room
- Modern Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
- Front & Rear Gardens
- Driveway & Detached Double Garage
- Cul-De-Sac Location in Wyke Village
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 7" x 14' 6" (3.84m x 4.41m)

Dining Room 10' 8" x 12' 7" into bay (3.25m x 3.84m into bay)

Kitchen 9' 1" x 11' 3" (2.76m x 3.44m)

Utility Room 3' 11" x 4' 8" (1.20m x 1.42m)

WC 2' 7" x 6' 4" (0.79m x 1.92m)

FIRST FLOOR

First Floor Landing

Bedroom One 14' 0" max x 13' 8" max (4.26m max x 4.16m max)

En Suite Shower Room 4' 9" x 7' 4" (1.46m x 2.24m)

Bedroom Two 11' 0" max x 8' 7" max (3.35m max x 2.62m max)

Bedroom Three 8' 4" x 9' 0" (2.54m x 2.74m)

Bedroom Four 7' 4" max x 6' 9" max (2.24m max x 2.05m max)

Bathroom 5' 4" x 6' 9" (1.62m x 2.07m)

OUTSIDE

Front Garden

Driveway & Detached Double Garage

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to introduce for sale this detached residence, which comes to the market with no onward chain. This family home is situated within the sought-after area of Old Wyke Square in Weymouth enjoys accommodation a spacious lounge, separate dining room, modern fitted kitchen, utility room, ground floor WC, four bedrooms, en-suite shower room and family bathroom. Externally the property features low maintenance gardens to the front and rear, a driveway and a double garage.

On the ground floor, the inviting entrance hallway hosts doors to all ground floor rooms including a cloakroom with WC and wash hand basin. The lounge is a bright and airy room with large double glazed French doors. A feature fireplace adds to the rooms appeal. Glazed doors lead to a separate dining room with a front aspect double glazed bay window. The kitchen is fitted with a comprehensive range of modern eye level and base units, integral four ring gas hob, double electric eye level oven and grill and concealed extractor fan with space for additional domestic appliances, including an American style fridge freezer. A double glazed window has a pleasant view of the rear garden. Completing the accommodation on the ground floor is a separate utility room with plumbing for a washing machine and housing the combination boiler. A UPVC glazed door gives outside access to the side of the property.

The first floor landing is spacious with access to the loft and doors to the four bedrooms and bathroom. Bedroom one, situated to the rear aspect, has a large double glazed window providing excellent natural light and further benefits from built-in wardrobes and en-suite shower room. The en-suite comprises a low-level WC, pedestal wash hand basin and large independent shower cubicle with complementary tiling. Bedroom three is also located at the rear with pleasant views over the surrounding area. Bedrooms two and four are positioned at the front, both of which enjoy built in cupboards and double glazed windows overlooking the cul-de-sac. The family bathroom comprises a panelled bath with shower over, pedestal wash hand basin and low level WC, complementary tiling, heated towel rail and opaque double glazed window to the side aspect.

Externally, to the front of the property, is a low maintenance shingled area with a block paved driveway to the side for off road parking for multiple vehicles, leading to a detached double garage. The fully enclosed rear garden is also easy to maintain laid to patio and decking adjacent to the property with a lawned area. The enclosed garden enjoys a westerly facing aspect enjoying sunshine for most of the day.

Situated a stone's throw from old Wyke square, this wonderful family home is situated within the peaceful old village area of Wyke Regis. There is easy access to local shops, public houses, well-regarded schools and other amenities, such as a library and health centre. The area is served by a bus route which runs frequent services directly into Weymouth and to Portland, respectively. The Fleet Nature Reserve is also within walking distance of the property, where wonderful coastal walks can be enjoyed. The fantastic facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

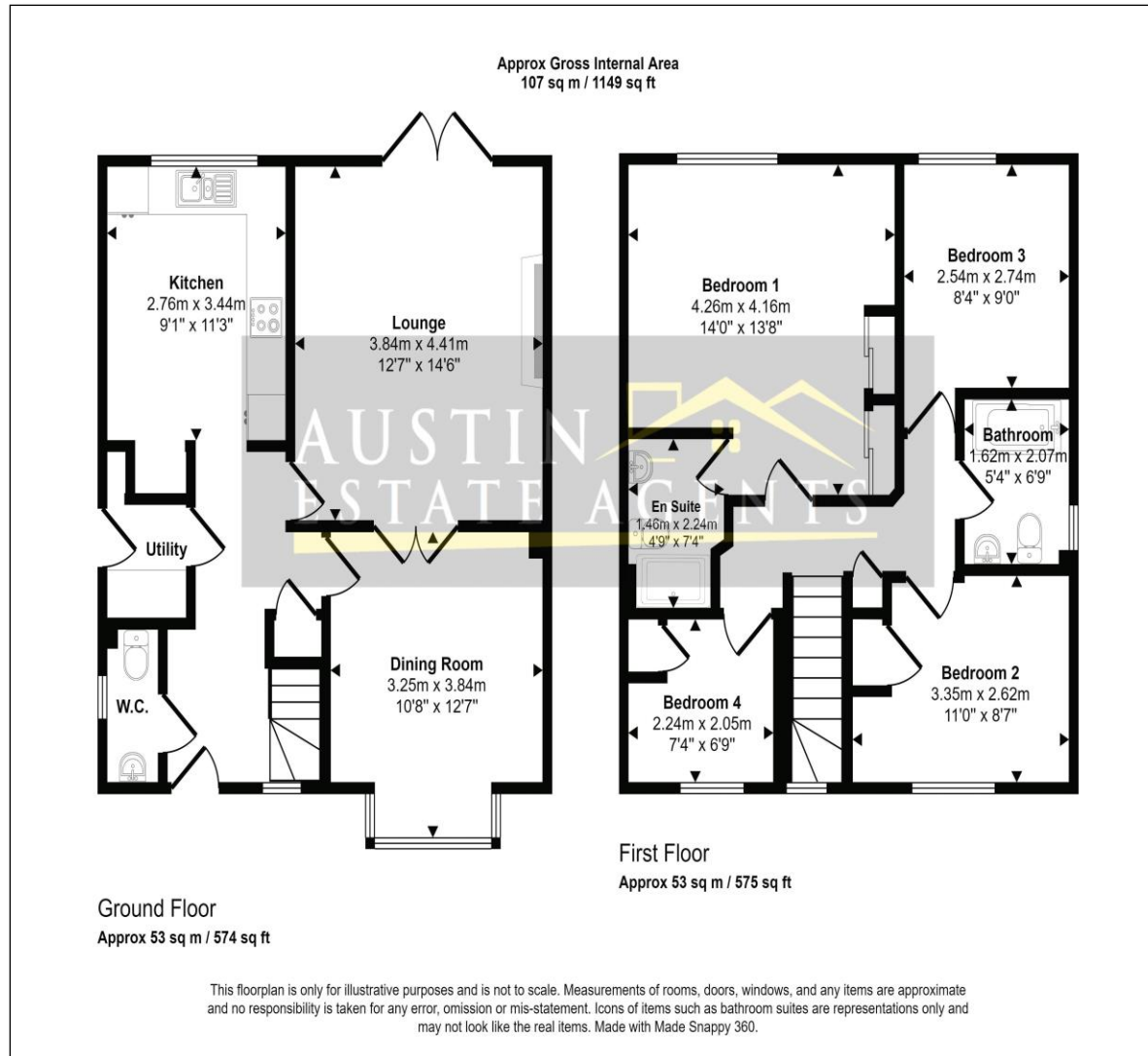
For more information, or to book an appointment to view this fabulous family home, please contact Austin Estate Agents.







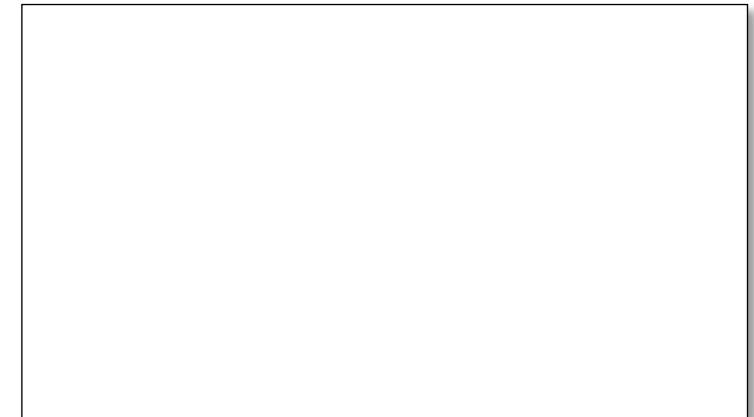
FLOORPLAN:



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.