





## Victoria Avenue

Upwey

Weymouth

Dorset

DT3 5NG

£450,000

### SUMMARY

- Detached Family Residence
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Fitted Kitchen & Separate Utility Room
- Family Shower Room & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Front Driveway & Garage
- Attractive Rear Garden
- Sought After Upwey Location







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge** 14' 0" max x 14' 4" max (4.27m max x 4.36m max)

**Conservatory** 11' 2" x 8' 0" (3.41m x 2.43m)

**Dining Room** 11' 7" x 7' 8" (3.53m x 2.33m)

**Kitchen** 10' 4" x 13' 10" (3.16m x 4.21m)

**Utility Room** 6' 10" x 7' 8" (2.09m x 2.33m)

**WC**

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 11' 1" x 11' 8" to wardrobes (3.38m x 3.55m to wardrobes)

#### En Suite Shower Room

**Bedroom Two** 10' 5" x 10' 11" (3.18m x 3.34m)

**Bedroom Three** 11' 2" x 8' 1" (3.41m x 2.47m)

**Bedroom Four** 7' 9" plus recess x 10' 7" (2.35m plus recess x 3.23m)

**Shower Room** 5' 7" x 7' 6" (1.69m x 2.29m)

### OUTSIDE

#### Front Driveway

**Garage** 8' 0" max x 16' 10" max (2.45m max x 5.14m max)

**Rear Garden**





## THE PROPERTY

We are delighted to offer to the market, this fabulous four bedroom family residence positioned in the highly sought-after residential location of Upwey. This generously sized, light and airy property benefits from four bedrooms, two reception rooms, conservatory, modern fitted kitchen / breakfast room, separate utility room, family shower room and en-suite shower room to bedroom one. Externally, there is ample off-road parking and an attached garage. The rear garden has been well maintained and is of a sunny, private position.

Upon entering the property, you are greeted by a welcoming reception hallway where doors lead to the dining room, lounge, kitchen and ground floor WC. This wonderful family home benefits from a modern fitted kitchen / breakfast room. The kitchen area boasts an extensive range of matching eye and base level storage cupboards with space for domestic appliances. This lovely light and airy room is spacious enough to house a dining table and chairs for informal dining. Located at the rear of the property is a generously sized lounge benefitting from a feature fireplace and a large set of patio doors, which naturally flow into a conservatory, with access to the well-maintained rear garden. The front aspect dining room, provides the perfect space for more formal dining and entertaining, but offers versatile use. Completing the ground floor accommodation, is a downstairs cloakroom with low level WC and wash hand basin.

Stairs rise to the first floor where the four bedrooms, en-suite shower room and family shower room are located. Bedroom one is a striking, front aspect double room, benefiting from an en-suite shower room and fitted wardrobes along one wall. The en-suite comprises a walk-in shower, wash hand basin and WC. The remaining three bedrooms are well proportioned and tastefully decorated. The family shower room is contemporary in design and comprises a modern fitted suite offering a double shower cubicle and vanity wash hand basin and WC, with chrome towel rail and tiling to the floor and walls.

Externally, to the front of the property is ample off-road parking leading to the attached garage. The garage has a traditional up and over door with a personal door to the rear garden. The rear garden is a beautifully maintained and landscaped space offering a mixture of seating areas, ideal for entertaining and alfresco dining. There is a well cared for lawn and planted borders.

Situated in the heart of a modern development in the ever popular residential location of Upwey offering easy access to local shops and amenities, regular and well serviced public transport to both Weymouth and Dorchester town centres.

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





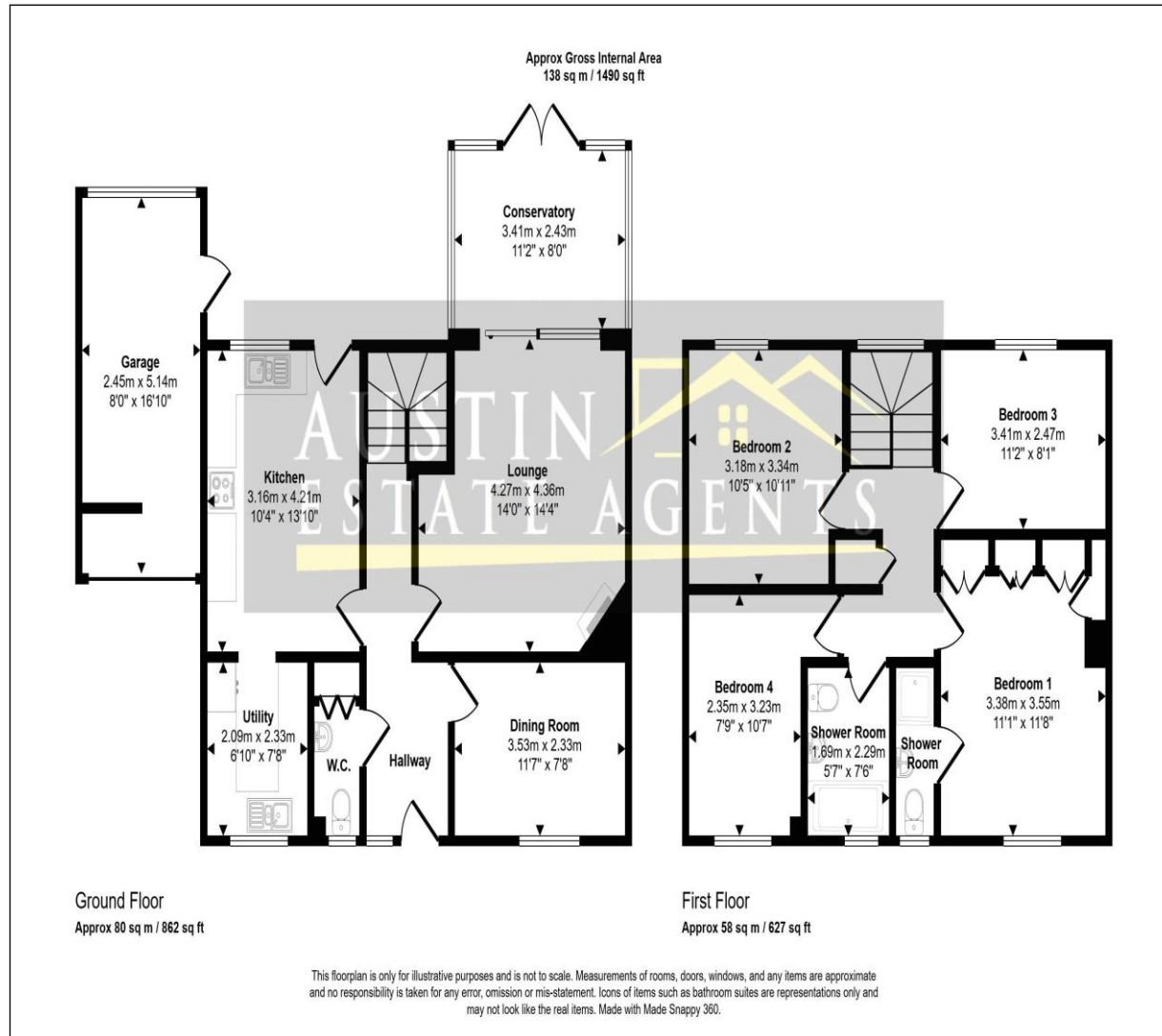




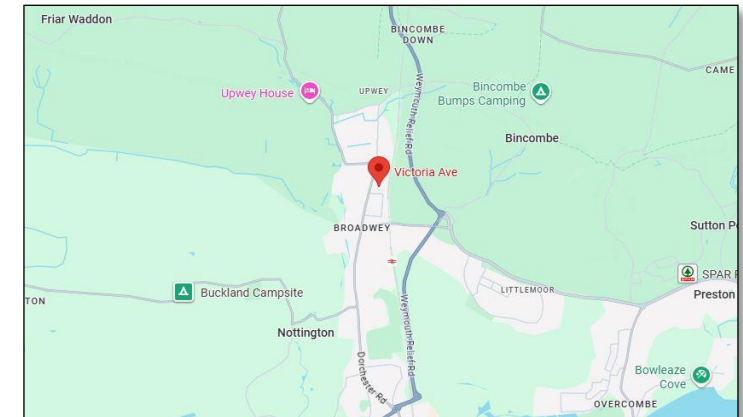




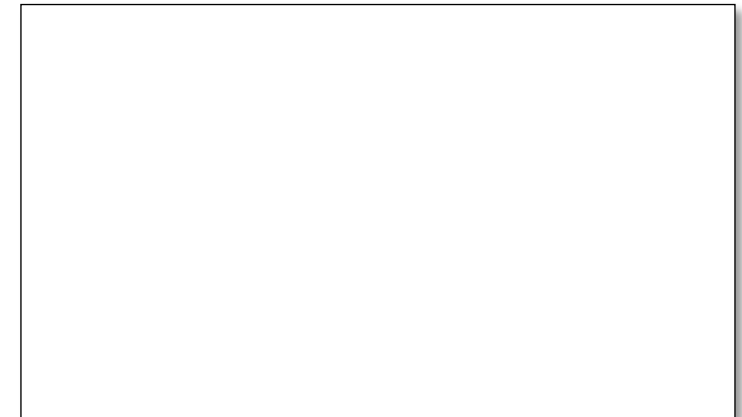
## FLOORPLAN:



## 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.