



Manor Close

Portesham

Weymouth

Dorset

DT3 4EH

£359,950

SUMMARY

- Modern Semi Detached Home
- Three Bedrooms
- Spacious Lounge
- Conservatory
- Contemporary Kitchen & Separate Utility Area
- Family Shower Room & Ground Floor WC
- Double Glazing & Electric Heating
- Front Driveway & Garage
- Easy to Maintain Rear Garden
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Lounge 13' 0" max x 21' 2" max (3.95m max x 6.46m max)

Kitchen 11' 10" x 9' 4" (3.61m x 2.85m)

Utility Room 8' 2" x 4' 3" (2.50m x 1.30m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 8' 10" x 14' 10" (2.68m x 4.52m)

Bedroom Two 9' 8" x 9' 1" (2.94m x 2.78m)

Bedroom Three 6' 7" x 8' 11" (2.00m x 2.71m)

Shower Room 8' 8" x 5' 3" (2.64m x 1.60m)

OUTSIDE

Front Driveway

Integral Garage 16' 3" max x 8' 8" max (4.95m max x 2.64m max)

Rear Garden

THE PROPERTY

We are delighted to present to the market 'Florence Cottage', a beautifully maintained modern semi-detached house, situated within the picturesque village of Portesham, which is offered for sale with no onward chain. This tastefully decorated property features a lounge, conservatory, contemporary fitted kitchen, utility area, ground floor WC, three bedrooms and a modern shower room. Plantation blinds enhance the living areas including the lounge and bedrooms. To the exterior is a front driveway, integral garage and easy to maintain rear garden.

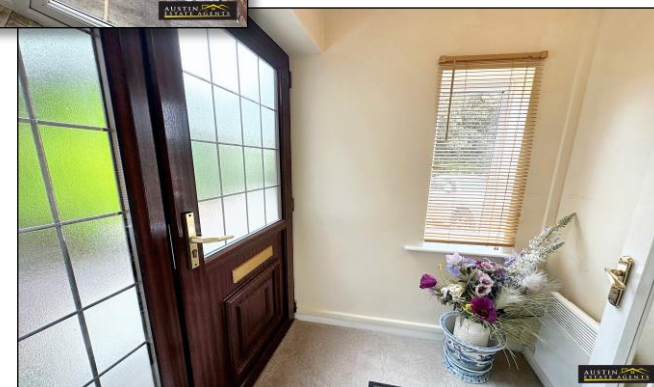
On the ground floor, an entrance lobby leads into a spacious, open plan, lounge enjoying a pleasant outlook into the conservatory and further on into the rear garden courtesy of patio doors. The conservatory is currently being utilised as a dining area and is an excellent place to enjoy the rear garden. Towards the rear of the lounge, an opening flows into the stylish contemporary fitted kitchen. Boasting an extensive range of wall and base level units and complemented by an attractive worksurface, the kitchen is further enhanced by integral appliances including a four ring halogen hob, eye level double oven, concealed extractor and fridge freezer. A large understairs storage cupboard provides useful supplementary storage. A utility area has additional storage with plumbing for a washing machine. From here the ground floor cloakroom is accessed with a WC and wash hand basin.

From the lounge, stairs rise to the first floor landing, hosting doors to the three bedrooms, family shower room and a large storage cupboard. Bedrooms one and two are both well proportioned doubles and the third a generously sized single. All bedrooms enjoy built-in wardrobes / cupboards. The shower room comprises a contemporary suite including a double width, walk-in shower cubicle, fitted vanity WC and wash hand basin with additional storage cupboards. Modern tiling and a heated chrome towel rail add to the room's appeal.

Externally, the property benefits from off-road parking in the form of a driveway, which leads to an integral garage as well as a pathway to the front door. Planted borders to the side of the driveway and path add natural interest and colour. The rear garden is easy to maintain being predominately laid to patio with pleasantly planted borders full of mature shrubs and plants.

Portesham is a quaint Dorset village offering local amenities including a well-regarded primary school, village stores, popular local pub and bus routes to surrounding areas. Beautiful walks can be found in the locality and along the World Heritage coastline. The towns of Weymouth and Dorchester are approximately a 15-minute car journey away.

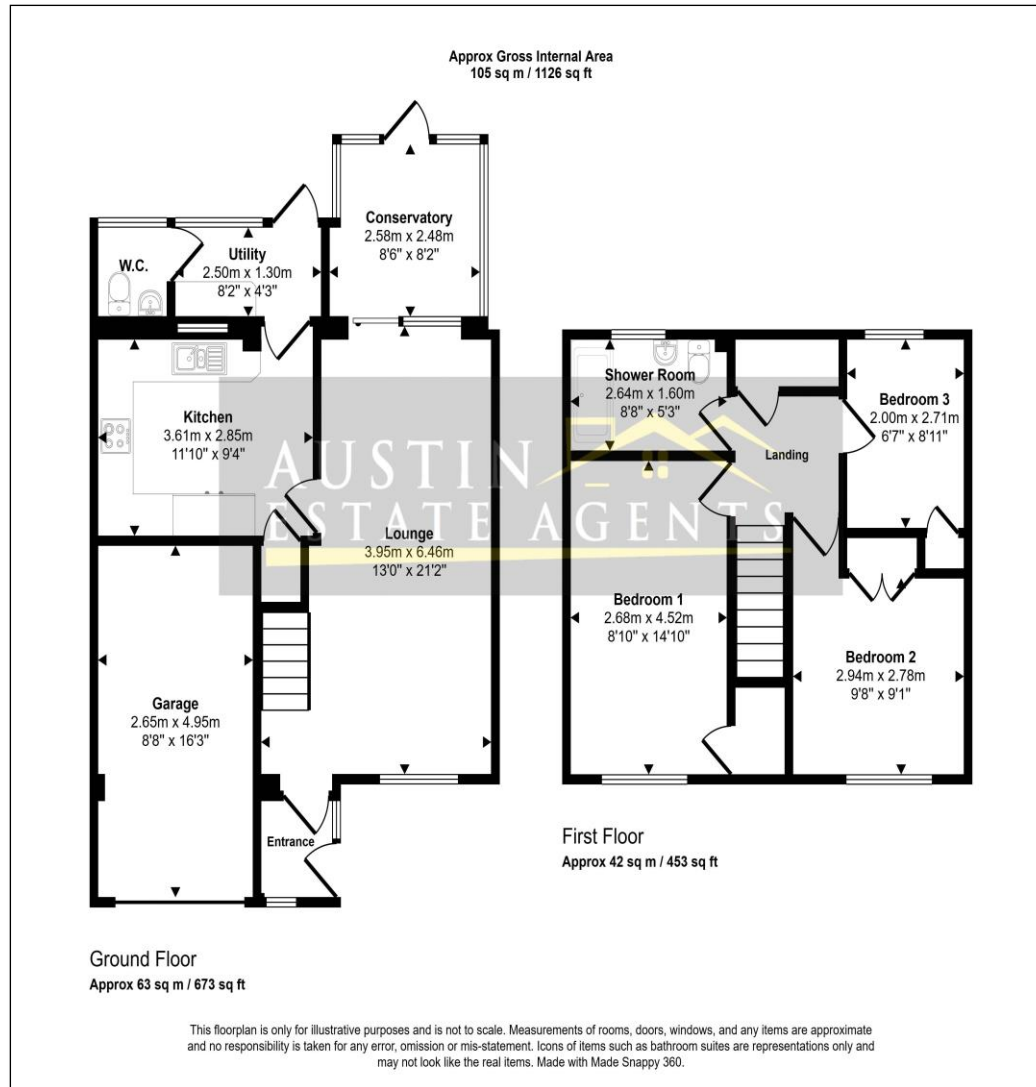
For further information, or to make an appointment to view, please contact the team at Austin Estate Agents.



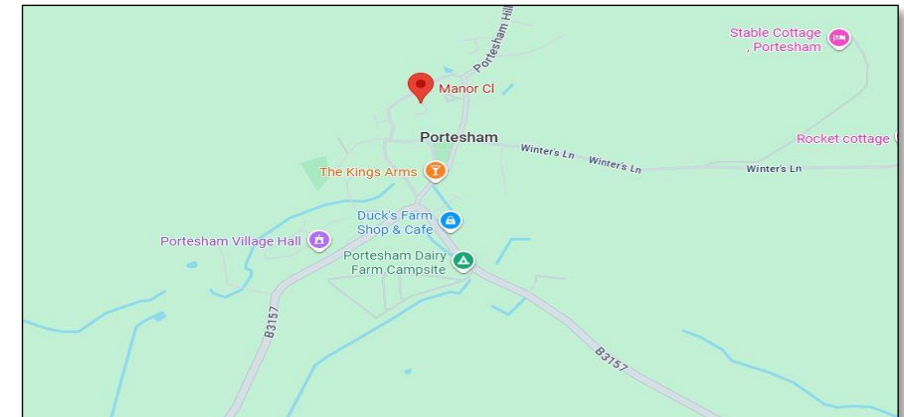




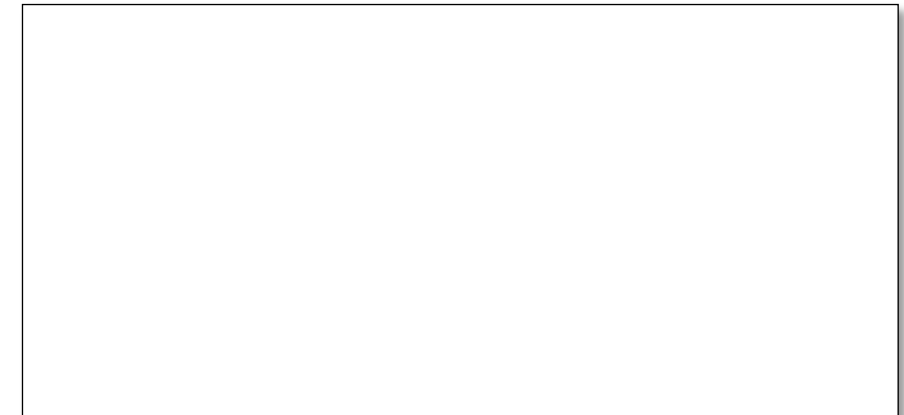
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D **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.