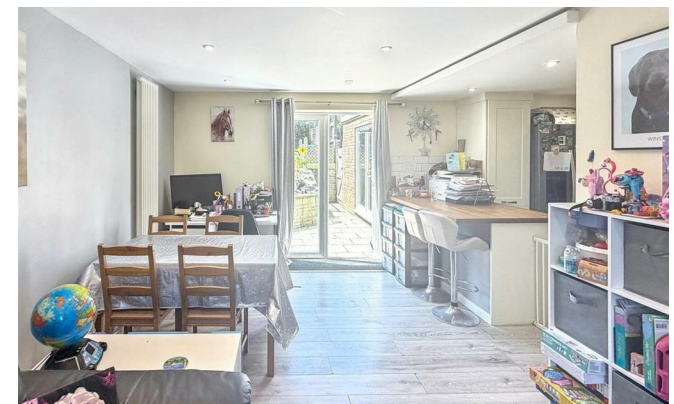




Grays

Southill, Weymouth DT4 9SW

- Extended Semi Detached Family Home
- One / Two Reception Rooms
 - Separate Utility Room
- Double Glazing & Gas Central Heating
 - Wrap Around Gardens
- Three / Four Bedrooms
- Modern Fitted Kitchen
- Family Bathroom & Ground Floor Cloakroom
- Set on Sizeable Corner Plot
- Sought After Southill Location

Offers In Excess Of £300,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner

17' max x 19'9" max

Kitchen

7'2" x 10'8"

Utility Room

5'5" x 4'9"

Ground Floor Cloakroom

Reception Room / Bedroom

10'4" max x 12'4" max

FIRST FLOOR

First Floor Landing

Bedroom One

12'5" max x 9'6" max

Bedroom Two

11'10" x 10'2"

Bedroom Three

7'11" x 7'3"

Bathroom

8'3" x 5'6"

OUTSIDE

Wrap Around Gardens

Driveway & Garage

Situated on a generous corner plot, this beautifully presented and deceptively spacious semi-detached home offers versatile living accommodation, currently arranged as a four-bedroom property, making it ideal for growing families, those working from home or buyers seeking flexible living space.

Occupying an enviable position with gardens wrapping around the front, side and rear, the property enjoys a wonderful sense of space and privacy, with excellent potential for further landscaping or outdoor entertaining. The accommodation begins with a useful enclosed entrance porch, leading into the welcoming entrance hallway. A modern ground floor cloakroom/WC is positioned off the hallway and has been enhanced following the addition of the porch. There is also a useful understairs storage cupboard.

The recently refitted contemporary kitchen, finished to a extremely high standard, is an excellent asset of the property, with an attractive range of wall and base units, quality work surfaces and integrated appliances, providing both style and practicality for everyday family life.

The spacious L-shaped lounge/dining room enjoys a dual aspect overlooking the gardens, creating a bright and airy living space perfect for relaxing or entertaining. The original extension, formerly utilised as a separate dining room, is now being used as a fourth bedroom, offering fantastic flexibility. Buyers could continue to use this as a bedroom, home office, playroom or additional reception room depending on their individual requirements.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The principal

bedroom is a generous front aspect double room, while bedrooms two and three overlook the rear garden, with one benefitting from a fitted cupboard. The family bathroom is fitted with a panelled bath with shower over and screen, wash hand basin and WC.

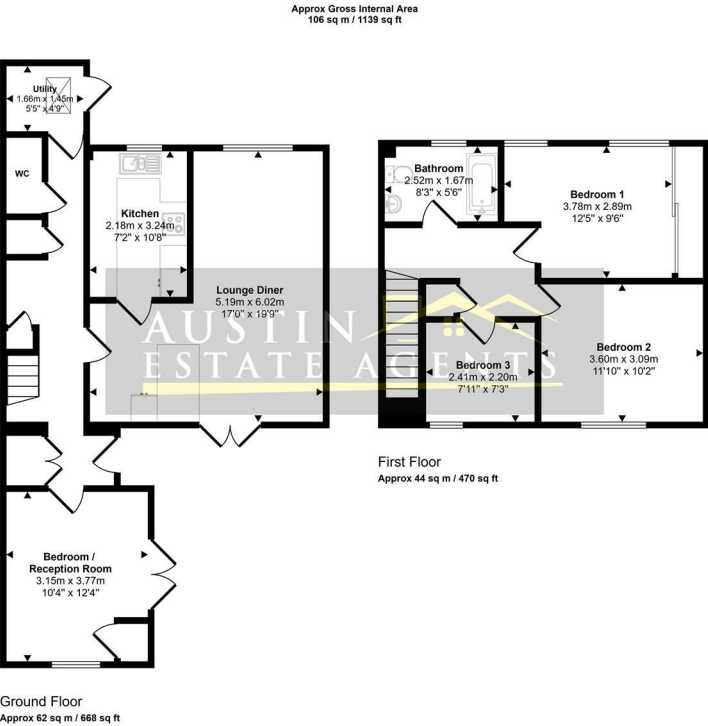
Externally, one of the property's standout features is its substantial corner plot. The enclosed gardens extend to the front, side and rear, providing excellent outdoor space for families, gardening enthusiasts or those looking to further enhance the property (subject to the necessary planning consents). The gardens are predominantly laid to lawn with mature shrubs, established planting and a productive vegetable garden. A garage with power and lighting, together with driveway parking, completes the accommodation.

This is a superb opportunity to acquire a flexible family home in a sought-after position, offering adaptable accommodation, a newly fitted kitchen and exceptional outdoor space rarely found with properties of this type.

Early viewing is highly recommended to fully appreciate the size, versatility and outstanding corner plot this home has to offer.



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

