



## Vanguard Avenue

Littlesea, Weymouth DT4 9UD

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

**Asking Price £325,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Sitting / Dining Room  
21'4" x 11'6"

Kitchen  
12'10" max x 8'10" max

Cloakroom  
6'3" x 5'11"

### FIRST FLOOR

First Floor Landing

Bedroom One  
12'2" x 11'2"

Bedroom Two  
12'2" x 10'2"

Bedroom Three  
8'10" x 7'3"

Shower Room

### OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

We are delighted to offer this spacious three-bedroom detached family home, located in a quiet cul-de-sac on the popular Littlesea Estate. Offered with no onward chain, this well-presented property benefits from double glazing and gas central heating throughout and is ideal for families seeking a peaceful yet convenient location.

The accommodation comprises a double-glazed porch leading into a welcoming entrance hall with stairs to the first floor. The ground floor includes a cloakroom with WC and wash basin, a modern fitted kitchen with matching units, work surfaces, inset sink, and space for appliances, plus a bright front-facing window. The generous lounge/diner is filled with natural light from windows and patio doors opening onto the rear garden, providing an excellent space for both relaxing and entertaining.

Upstairs, the landing gives access to three well-proportioned bedrooms, all with double-glazed windows. The rear bedrooms enjoy elevated views over the surrounding area. The recently updated shower room features a

low-level WC, wash hand basin, walk-in shower cubicle, and a double-glazed window.

Outside, the property offers a private driveway providing off-road parking, leading to an attached garage with an up-and-over door. The front garden is mainly laid to lawn, while the good-sized rear garden is ideal for outdoor enjoyment or planting.

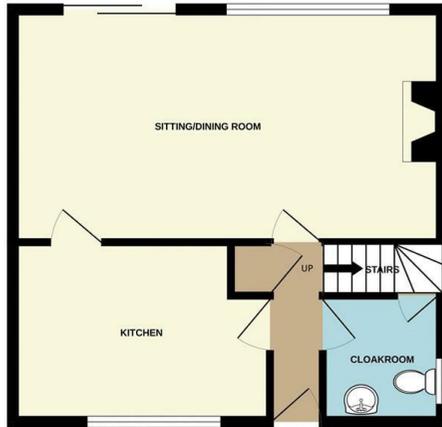
Situated on the sought-after Littlesea Estate, the property is close to local shops, amenities, and bus routes, with excellent country walks nearby.

For further details or to arrange a viewing, please contact Austin Estate Agents.

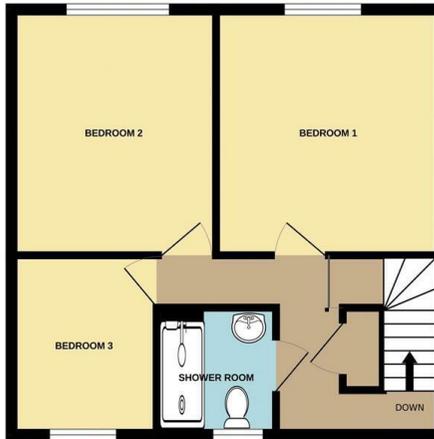


Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **D**

GROUND FLOOR



1ST FLOOR



THREE BEDROOM DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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