



Sprague Close | Upwey | Weymouth | DT3 5AH

Offers Over £350,000

BEAUMONT  JONES

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We are delighted to offer an immaculate and modern three bedroom semi detached family home which is located within Upwey in a pretty residential area. This lovely property offers owned solar panels (generating income) and accommodation includes welcoming hallway, open plan living/dining room, kitchen, bathroom and three bedrooms. The low maintenance rear garden has a raised patio area with a few steps down to a private patio area, off road parking for one vehicle and a garage. Offered with no forward chain and must be viewed to be appreciated.

- Modern Three Bedroom Family House
- Perfect First Time Buy or Step up the Ladder
- Off-Road Parking for One Vehicle and a Garage
- Beautiful Open Plan Lounge/Diner with Wood Burner
- Lovely Setting within Upwey Overlooking Greenery
- Offered with No Forward Chain

Full Description

Entrance into the property is via a front aspect double glazed composite door leading into the welcoming hallway with stairs rising to the first floor, side aspect double glazed window, wall mounted radiator and doors lead through to the main principle rooms. The cloakroom offers a front aspect double glazed window, low level WC, wash hand basin, wall mounted radiator, part tiled walls and tiled flooring. The generously sized lounge/diner is the hub of the home offering the perfect social space with double glazed patio door onto the rear garden. The beautiful lounge/diner as plenty of space for living room and dining furniture , in addition this



An immaculate three bedroom semi-detached family home set within the idyllic location of Upwey.



room offers dual aspect double glazed windows, two wall mounted radiators, log burner and a large under stair storage cupboard. The beautiful kitchen offers eye and base level units with work surfaces over, integral dishwasher, oven with inset four ring gas burner and extractor hood over, space and plumbing for a washing machine and a fridge/freeze, tiled splashback around work surfaces, tiled flooring and a front aspect double glazed window overlooking the green.

The first floor offers a landing area with two built in cupboard/airing cupboards with one housing the pressurised water tank, loft access via a hatch and doors lead through to three bedrooms and the family bathroom. The master bedroom is a generous sized double offering two rear aspect double glazed windows, wall mounted radiator and a large built in wardrobe. Bedroom two is a further double with a front aspect double glazed window and a wall mounted radiator. Bedroom three is a single/compact double offering a front aspect double glazed window and a wall mounted radiator. The main family bathroom comprises of a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin, wall mounted towel rail heater, tiled flooring and walls.



Outside offers a private and enclosed rear garden with steps down from the lounge/diner leading to a raised patio area offering space for seated furniture. A pathway leads to the side access and into the garage. The garden is low maintenance, mostly laid to patio with stone shingle area, mature shrubs and planters bordering with access into the shed behind the garage. There is off road parking for one vehicle to the side of the property, leading to the garage. The garage offers an up and over door, power, lighting, side aspect double glazed door opening to the rear garden and has been partially boarded for further storage. The development has an open green to the front of the property.



Located on the edge of the pretty village of Upwey, on the outskirts of Weymouth, this property is set in an Area of Outstanding Natural Beauty, and offers excellent links to both Weymouth and Dorchester. The River Wey meanders gently through this picturesque village, passing a variety of footpaths and bridleways. The popular Upwey Wishing Well Tea Rooms, The Ship Inn and The Royal Standard public houses are both within walking distance. There is also a local shop, Tesco Express, vets, and regular bus service to Weymouth & Dorchester. Whilst enjoying village life, it is also within close proximity of the seaside resort of Weymouth and the county town of Dorchester (4 miles in either direction), offering a wide range of facilities. Weymouth, Dorchester and Upwey itself all have train stations on the main line to London Waterloo.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D.

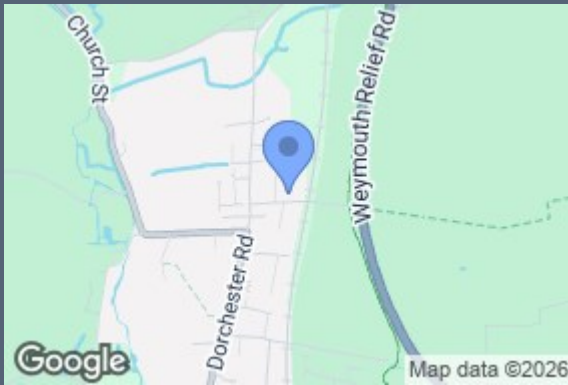
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Offered with no forward chain makes this the perfect first time buy.

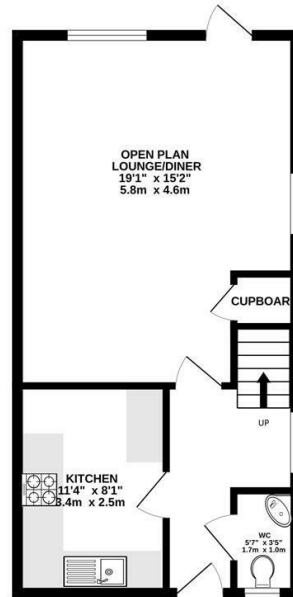




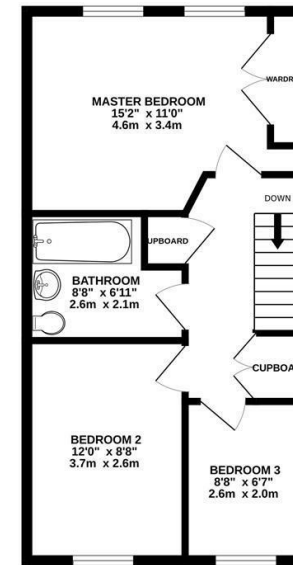
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

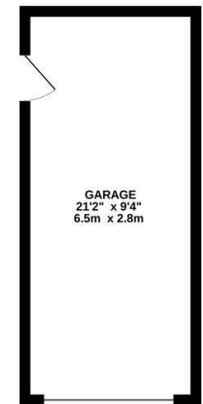
GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



GARAGE
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

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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We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk