



Field Barn Drive Southill, Weymouth DT4 0EF

- Substantial Extended Detached Family Home
 - Five Bedrooms
- Modern Fitted Kitchen / Diner & Separate Utility Room
 - Double Glazing & Gas Central Heating
 - Rear Driveway leading to Large Garage
- Situated on Corner Plot
- Two Reception Rooms
- Ground & First Floor Bathrooms
- Front Driveway for Multiple Vehicles
 - Level Rear Garden

£570,000 Freehold





SUMMARY OF ACCOMMODATION

GROUND FLOOR	OUTSIDE
Entrance Porch	Front Driveway
Entrance Hallway	Rear Garden
Living Room 16'8" max x 23'8" max L Shaped Room	Garage 13'10" x 19'1"
Kitchen Diner 13'11" x 28'3"	
Dining Room 8'11" x 17'2"	
Utility Room 8'8" x 8'6"	
Bathroom	
FIRST FLOOR	
First Floor Landing	
Bedroom One 13'9" x 11'1"	
Bedroom Two 9'5" x 12'6"	
Bedroom Three 8'1" x 8'11"	
Bedroom Four 9'5" x 11'6"	
Bathroom	

We are delighted to offer for sale a substantial and versatile five-bedroom detached family home, situated on a generous corner plot in the sought-after Southill area. The property has been extended and offers spacious accommodation throughout, together with excellent off-road parking, a carport and a detached garage with its own WC.

The property is approached via a double-glazed entrance porch, with a further door leading into a large and welcoming reception hallway. The hallway benefits from a useful storage cupboard, stairs ascending to the first floor and doors providing access to the ground-floor accommodation. The spacious L-shaped lounge features a large double-glazed window to the front, flooding the room with natural light, together with double-glazed patio doors overlooking and leading out to the rear garden. A door leads through to the enormous kitchen/breakfast room, which has been fitted with a modern range of matching eye-level and base units, complemented by coordinated worktop surfaces. There is ample space for a large dining table, double-glazed windows and doors overlooking and leading to the garden, as well as excellent natural light and plenty of space for everyday family living.

The ground floor also provides a separate dining room, which is a good size and benefits from a double-glazed window to the front. A particular feature is the very large

ground-floor bathroom, considerably larger than typically found in properties of this type. It comprises a low-level WC, wash hand basin, bath and separate shower cubicle, complemented by tiled surrounds. There is also a separate utility room, providing plumbing for a washing machine, space for a dishwasher, roll-top work surface and a window and door.

The first floor provides five good-sized bedrooms, all benefiting from pleasant proportions and good levels of natural light. The accommodation is complemented by a family bathroom comprising a low-level WC, vanity wash hand basin, panelled and double-glazed window, with complementary tiling.

Externally, the property occupies a large corner plot, providing an impressive amount of off-road parking to the front. The rear garden is generous in size, featuring a substantial lawned area together with attractive established planting and borders, creating a pleasant outdoor space for families and entertaining. Further parking is provided by a carport, while a detached garage offers excellent additional storage and parking. The garage is accessed via an up-and-over door and has the particularly useful advantage of its own WC, comprising a low-level WC and wash hand basin.

Overall, this is a large and versatile five-bedroom detached home offering generous living accommodation, excellent





parking and a substantial garden. The combination of the extension, corner plot and flexible layout makes this an appealing family property.

Viewings are highly recommended to appreciate the size, versatility and overall potential of this impressive home.



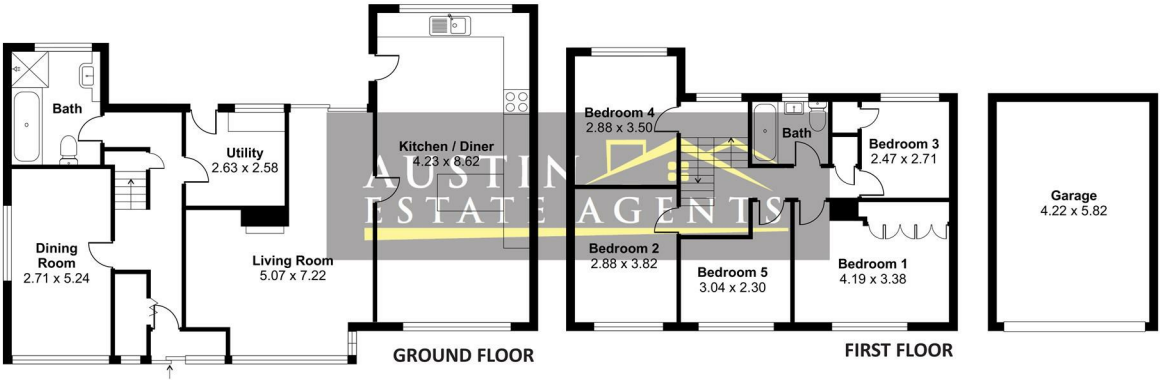


Local Authority Dorset Council
Council Tax Band E
EPC Rating C



Fieldbarn Drive, Weymouth, DT4 0EF

Approximate Ground Floor Area = 1053.09 sq ft / 98.66 sq m
Approximate First Floor Area = 696.47 sq ft / 65.25 sq m
Approximate Garage Area = 262.15 sq ft / 24.56 sq m
Approximate Total Area = 2011.71 ft / 188.47 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Austin Property Office

3 Sirius Business Centre Lynch Lane, Weymouth,
Dorset, DT4 9DN

Contact

01305 858470
info@austinpropertyservices.co.uk
www.altosoftware.com

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.

