



Sutcliffe Avenue | Southill | Weymouth | DT4 9SA

Guide Price £410,000

BEAUMONT  JONES

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We are delighted to bring to the market this extended spacious three bedroom detached bungalow located within the popular location of Southill. Beautifully presented through-out, the accommodation includes a cosy living room, spacious kitchen/diner overlooking the garden. Three good sized bedrooms, master with En-Suite, main bathroom and separate cloakroom. There is a pretty garden to the rear and driveway offering parking for several cars to the front.

- Extended Spacious Detached Bungalow
- Driveway Offering Parking for Several Cars
- Beautifully Presented Through-out
- Three Good Sized Bedrooms
- Pretty Enclosed Garden
- Located within the Popular Location of Southill

Full Description

This immaculately presented bungalow sits on a generously sized plot and offers versatile accommodation. A substantial drive leads to the front door, opening into a welcoming hallway with doors leading through to all the bedrooms and flowing round to kitchen and living area. The master bedroom is a generous sized double room with built-in wardrobes and large rear facing window looking out to the pretty garden. The modern en-suite comprises; low-level WC, hand wash basin set in a vanity unit and good sized shower cubicle. Bedrooms two and three are front facing with far reaching views over out to sea, both bedrooms are



Generously sized detached bungalow positioned within a quiet Cul De Sac.

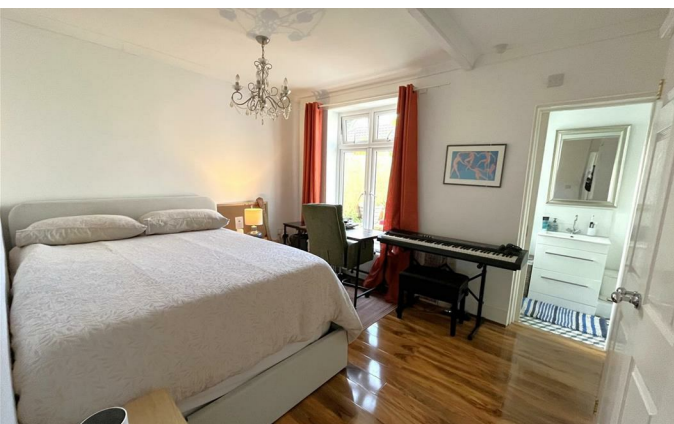


good sized double rooms with built in wardrobes in the second bedroom. Bedroom two offers patio doors opening onto a patio area overlooking the large front garden with views out to sea.

Returning to the hallway and heading to the stylish kitchen there is plenty of storage as well as a door leading to an additional WC. In the kitchen/diner there is a range of eye and base level units with integral dishwasher, space for fridge, freezer and cooker. The skylights over the dining area, as well as the double doors and windows make this room light and airy throughout. A few steps lead up to the living room with two sets of double doors and a window perfectly framing the garden at the rear. Off the living room there is a door leading to a utility/storage area with plumbing for washing machine and tumble dryer. The family bathroom is through the utility area which comprises of a low-level WC, hand wash basin set in a vanity unit and a bath with shower attached overhead.

Outside This bungalow sits proudly in the middle of its large plot. To the front of the property there is ample parking laid out in gravel for parking multiple cars and a pathway leading up to the property. There is also a generous patio area to the front of the house to enjoy the elevated views and position over Weymouth and towards Portland. The rear garden is a generously sized area mostly laid to lawn with mature shrubs and plants throughout. There is a newly fitted raised composite decked area at the top of the garden which is perfect for sitting and enjoying the evening sun. The shed offers a great space for storage. There is side access via the side gate.

Tucked away in a sought-after road in Southill, popular for its great school catchment and being a short drive to the town centre but also offering its own local shops, hairdressers,



public house/restaurant and playground. Radipole nature reserve is also within walking distance from the property along with easy level access into Weymouth Town Centre.

Agents Note: There is planning permission for a single-story extension to the rear of the dining/kitchen area - granted on 7.1.25, Planning application: P/HOU/2024/07575 -

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating, Mains electric & drainage.

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.

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Perfect downsizer/
family home.



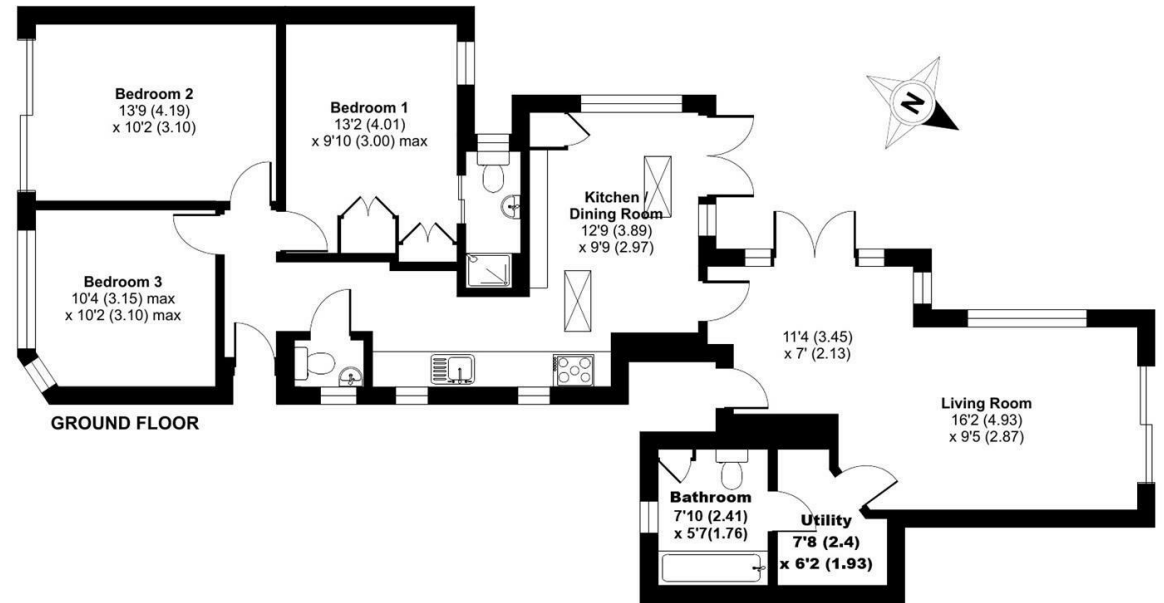


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Sutcliffe Avenue, Weymouth, DT4

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Avenue Sales and Lettings. REF: 925051

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We value more than your property