



Sunnyfields | Sutton Poyntz | Weymouth | DT3 6ND

**Offers Over £375,000**

BEAUMONT  JONES

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**Weymouth | DT3 6ND**  
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A spacious and well presented three bedroom semi-detached home positioned on the edge of the ever desirable Sutton Poyntz village, enjoying lovely open countryside views including outlooks towards the iconic White Horse. This attractive home offers generous, light accommodation through-out, a beautifully maintained rear garden, driveway parking for several vehicles and a generous sized integral garage.

- Spacious Three Bedroom Semi-Detached Home
- Edge of Sutton Poyntz Village Location
- Lovely Countryside Views towards The White Horse
- Spacious Living Room opening to Dining Room
- Kitchen with Separate Utility Room & Downstairs WC
- Pretty Enclosed South-Facing Garden

**Full Description**

**Accommodation**

Situated in a sought after position on the edge of Sutton Poyntz, this spacious and well presented three bedroom semi-detached home enjoys a wonderful semi-rural feel with open countryside views and a pleasant outlook towards the White Horse. The accommodation is light and well proportioned throughout, with the ground floor offering a spacious inviting entrance hall with stairs to the first floor and doors opening to the living room & kitchen. The living room opening through to the dining area, creating an excellent



Enjoying countryside views towards the iconic White Horse, this spacious and beautifully presented family home is perfectly positioned on the edge of the highly sought after Sutton Poyntz village.



social and family space. The living room has a focal fireplace with front aspect window and plenty of space for furniture. The dining area is also adjacent to the kitchen and offers space for a good sized table. Sliding patio doors lead through to a lovely conservatory overlooking the rear garden, providing an additional reception area to enjoy throughout the seasons. The kitchen is well arranged with ample work surface and storage space, while an adjacent spacious separate utility room offers practicality and plenty of built-in storage with further door opening into the garden. A downstairs WC and integral garage, with power and light, complete the ground floor accommodation.

Upstairs, the property offers three bedrooms comprising two generous doubles and a well proportioned single/small double bedroom overlooking the garden. The principal bedroom benefits from built-in wardrobes to one wall, while bedroom two enjoys particularly attractive countryside views. The family bathroom has been modernised and recently fitted to a high standard.

#### Outside

Externally, the property continues to impress with a pretty enclosed rear garden that has been beautifully maintained, offering patio seating areas, lawn and mature shrubs and planting. To the front, the driveway provides parking for several vehicles alongside access to the integral garage.

#### Location

Set on the edge of the sought after village of Sutton Poyntz, one of Dorset's most sought-after coastal villages. Located in the heart of Sutton Poyntz itself is a popular character public house overlooking a charming duck pond. Moments away you can find a local hairdressers/beauticians, Post Office



and two convenience stores along with a choice of two great pubs, the recently refurbished Bridge Inn & The Spice Ship. A short walk away a little further into Preston, which is one of the most sought-after residential areas of Weymouth, there are further local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Heading towards the coastal end of Preston is a local florist, post office and convenience store on the corner of Preston Beach Road. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

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

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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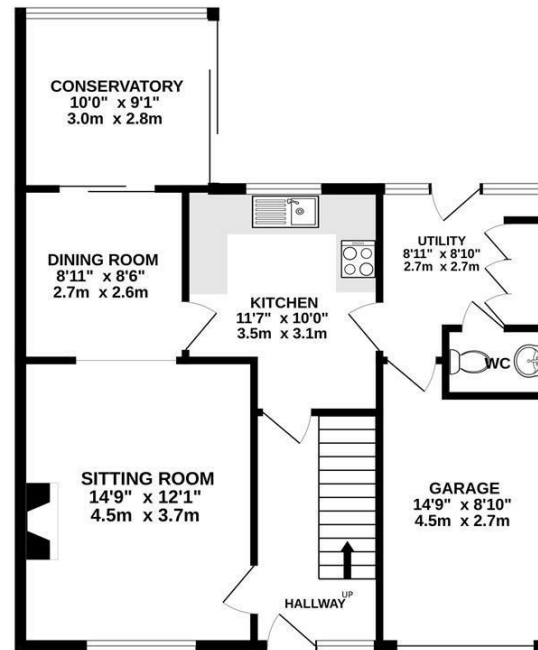
Offering generous accommodation, a beautiful south-facing garden and a wonderful semi-rural setting, this superb home must be viewed to be fully appreciated.



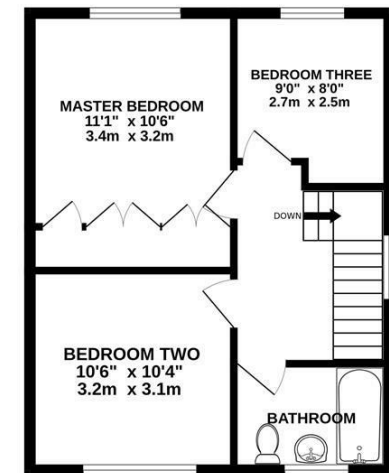


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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