



Spinneys Plasters Lane  
Sutton Poyntz Weymouth, DT3 6LQ

Guide Price £600,000 Freehold



# Spinneys Plasters Lane

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A spacious three bedroom, three reception room detached character thatched property located in this idyllic setting in the very popular village of Sutton Poyntz. The property has three reception rooms, a UPVC conservatory and well equip fitted kitchen to the ground floor, three generous size bedrooms and bathroom to the first floor, and a host of many original features. The property is set on a very generous size plot with a driveway for several vehicles, garden areas to the sides leading to a large mature rear garden mainly laid to lawn, wooded areas, a patio area and a large storage shed/ workshop.

## ENTRANCE HALL

Under stair storage cupboard.

## LIVING ROOM

17'8" x 11'9" (5.40m x 3.60m)

Window to rear, two panel radiators, fireplace with attractive brick surrounding, opening to:

## CONSERVATORY

13'9" x 7'2" (4.20m x 2.20m)

Triple aspect room, doors to garden, and panel radiator.

## DINING ROOM

13'1" x 12'1" (4m x 3.70m)

Window to rear, panel radiator, and stairs to first floor.

## SECOND RECEPTION ROOM

12'1" x 8'10" (3.70m x 2.70m)

Double aspect room, door to front, panel radiator, door to:

## CLOAKROOM

Window to rear, low level WC, and wash hand basin with tiled splash backs.

## KITCHEN

18'4" x 8'2" (5.60m x 2.50m)

Double aspect room, range of fitted base and wall units, one and a quarter bowl ceramic sink with mixer, tiled splash backs, built in double oven gas hob, two freezers, fridge, dish washer, washing machine and dryer, panel radiator, and boiler cupboard.

## STAIRS TO FIRST FLOOR LANDING

Window to front, airing and storage cupboard and panel radiator.

## BEDROOM ONE

11'9" x 10'5" (3.60m x 3.20m)

Window to side, panel radiator, and storage cupboard.

## BEDROOM TWO

11'9" x 11'5" (3.60m x 3.50m)

Window to side, panel radiator, storage cupboard and alcove.

## BEDROOM THREE

9'6" x 7'6" (2.90m x 2.30m)

Window to rear, range of storage cupboards, and further storage cupboard.

## BATHROOM

Window to rear, panel bath with wall mounted 'Mira' shower, low level WC, wash hand basin with storage below, tiled walls, panel radiator, and loft hatch.





#### OUTSIDE

The property is accessed by a private driveway leading to gravelled good off road parking for several vehicles, there are garden areas to the front and sides with a storage shed.

There is access from both sides to a large mature rear garden laid mainly to lawn, a patio area, mature shrubs and borders, a pond, summer house and green house and a mature wooded area which backs onto open farmland.

#### COUNCIL TAX

Band F

#### OTHER INFORMATION

Construction

Traditional cavity wall construction with stone elevations under a thatched roof

Broadband (estimated speeds)

Standard 26 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Low

Services

The property is supplied with mains electricity, oil, water and mains drainage.

#### LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



## Area Map



## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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35 St Thomas Street, Weymouth, DT4 8EJ

Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Energy Efficiency Graph

