



Connells
FOR SALE

HOLY COTTAGES

Sprague Close
Weymouth

Connells



Property Description

An immaculate and modern three-bedroom semi-detached family home, beautifully positioned in the sought-after village of Upwey within a quiet and attractive residential setting.

This superb property benefits from owned solar panels, providing valuable energy savings along with an additional income opportunity. The well-presented accommodation comprises a welcoming entrance hallway, a spacious open-plan living and dining area perfect for entertaining, a modern & newly fitted kitchen, family bathroom, and three well-proportioned bedrooms.

Outside, the low-maintenance rear garden has been thoughtfully designed with an elevated patio area leading down to a further private seating space - ideal for relaxing or outdoor dining. The property also benefits from off-road parking for one vehicle and a garage.

Entrance

Newly fitted glazed composite door leading into: -

Hallway

Skirt boarding. Coving. Wooden style flooring. Brushed chrome power points. Wall mounted radiator. Side aspect glazed window. Stairs rise to the first floor. Door leading into: -

Living Room/ Dining Room

19' 3" x 15' 2" (5.87m x 4.62m)

Glazed windows to rear and side, two radiators, television and telephone point, understairs storage cupboard, double glazed doors to rear garden.

Kitchen

11' x 8' 1" (3.35m x 2.46m)

Newly fitted olive green shaker style kitchen with a range of wall and base units with wooden worksurfaces over. Inset ceramic sink and drainer unit. Integral dishwasher, washing machine and fridge freezer. AEG induction hob. AEG double oven. Wall mounted radiator. Wall mounted thermostat. Wall mounted boiler. Brushed chrome power points. Tiling. Front aspect glazed window. Inset spot lighting. Coving. Skirt boarding.

Cloakroom

Low level WC, wash hand basin, tiling and wall mounted radiator. Front aspect glazed window. Coving.

First Floor

Landing

Carpeted. Loft access. Airing cupboard. Storage cupboard over the stairs, Side aspect glazed window. Brushed chrome power points. Coving. Skirt boarding. Door leading into: -

Bedroom One

15' 2" x 11' (4.62m x 3.35m)

Two rear aspect glazed windows. Carpeted. Brushed chrome power points. Coving, Skirt boarding. Wall mounted radiator. Fitted wardrobes.

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

Front aspect glazed window. Carpeted. Brushed chrome power points. Coving, Skirt boarding. Wall mounted radiator.

Bedroom Three

8' 7" x 6' 8" (2.62m x 2.03m)

Front aspect glazed window. Carpeted. Brushed chrome power points. Coving, Skirt boarding. Wall mounted radiator.

Bathroom

Impressive suite, double shower with rainfall attachment and glass screen, vanity wash hand basin. Chrome heated towel rail. Coving. Skirt boarding.

Outside

Front Garden

Rear Garden

The rear garden has a paved patio with steps down to the lawn, a personal door gives access to the garage, gated pedestrian access.

Driveway

Garage

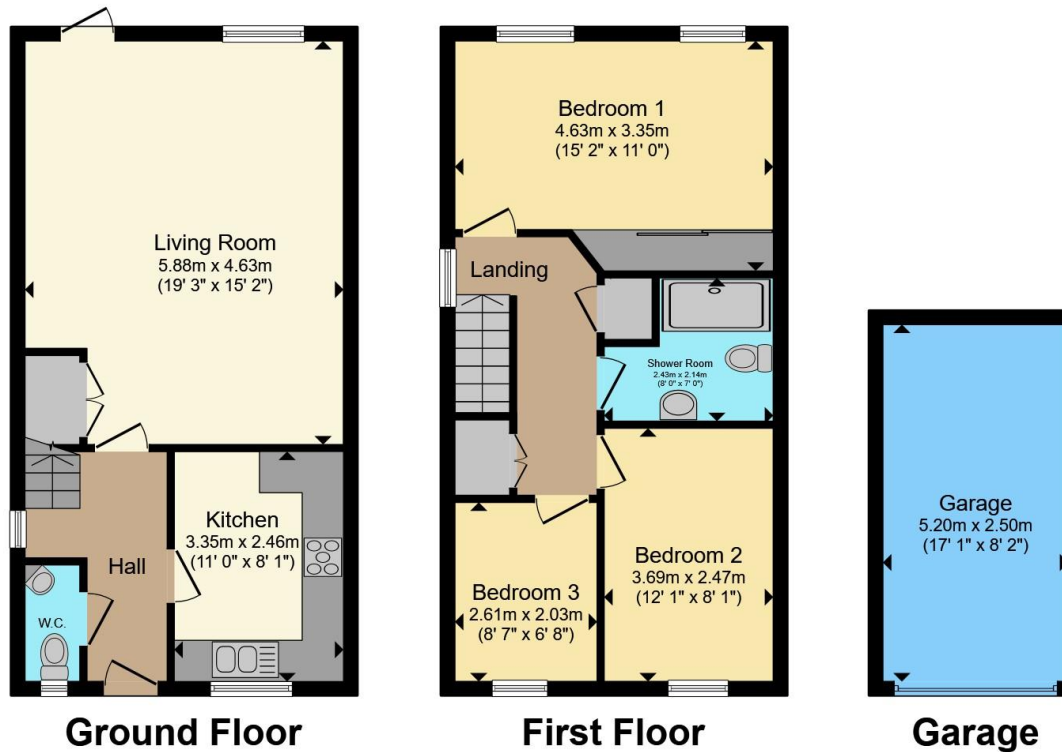
17' 1" x 8' 2" (5.21m x 2.49m)

Up and over door, power & lighting.









Total floor area 100.4 m² (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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