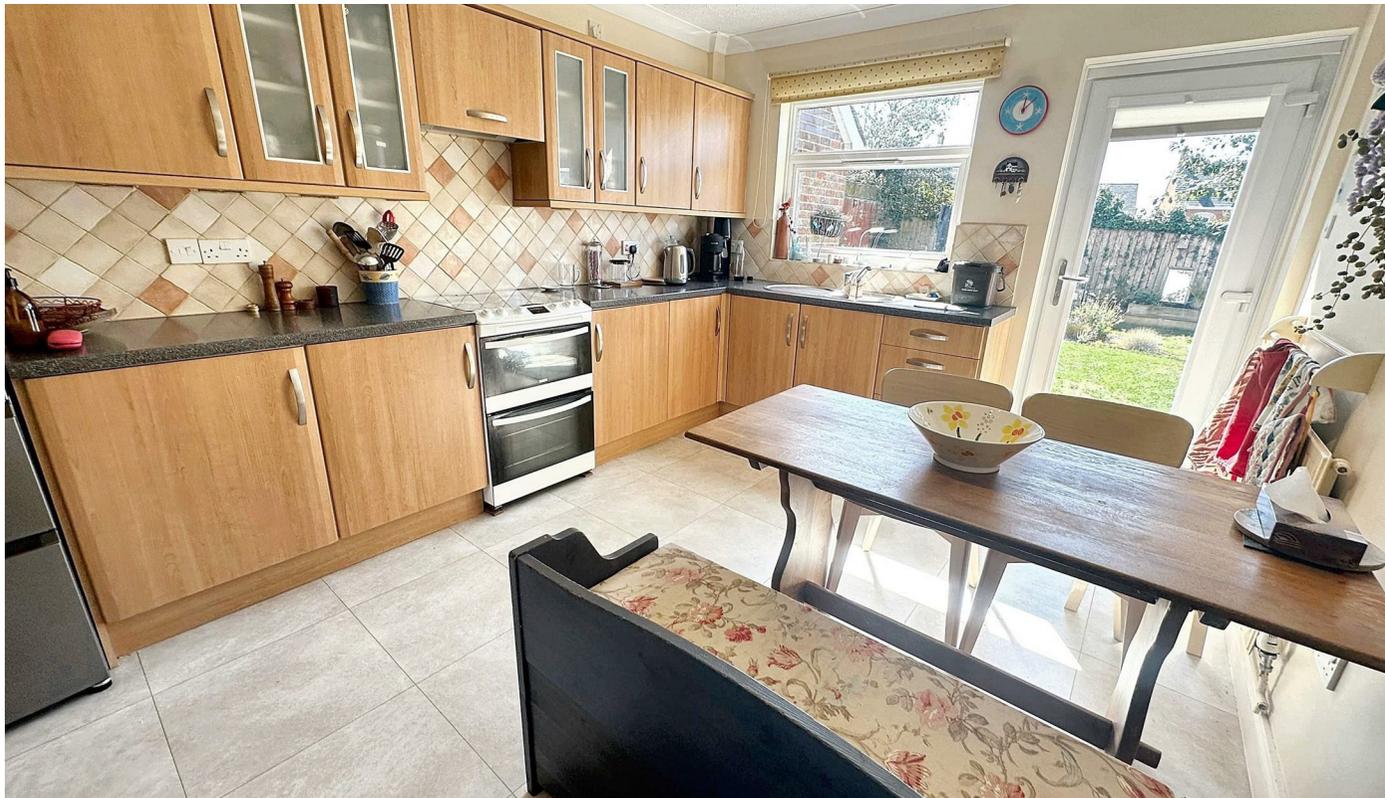




Victoria Avenue Upwey, Weymouth DT3 5NG

- Detached Family Residence
 - Two Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
 - Double Glazing & Gas Central Heating
 - Attractive Rear Garden
- Four Bedrooms
 - Conservatory
- Family Shower Room & En-Suite Shower Room
 - Front Driveway & Garage
 - Sought After Upwey Location

Asking Price £425,000 Freehold



GROUND FLOOR

Entrance Hallway

Lounge

14' max x 14'4" max

Conservatory

11'2" x 8'

Dining Room

11'7" x 7'8"

Kitchen

10'4" x 13'10"

Utility Room

6'10" x 7'8"

WC

FIRST FLOOR

First Floor Landing

Bedroom One

11'1" x 11'8" to wardrobes

En Suite Shower Room

Bedroom Two

10'5" x 10'11"

Bedroom Three

11'2" x 8'1"

Bedroom Four

7'9" plus recess x 10'7"

Shower Room

5'7" x 7'6"

OUTSIDE

Front Driveway

Garage

8' max x 16'10" max

Rear Garden

We are delighted to present this fabulous four bedroom family residence, ideally positioned in the highly sought-after residential location of Upwey. This generously sized, light and airy home offers well-planned accommodation throughout, including four bedrooms, two reception rooms, a conservatory, modern fitted kitchen/breakfast room, separate utility room, family shower room and an en-suite shower room to bedroom one. Externally, the property benefits from ample off-road parking, an attached garage and a well-maintained rear garden enjoying a sunny and private aspect.

Upon entering, a welcoming reception hallway provides access to the dining room, lounge, kitchen and ground floor WC. The modern fitted kitchen/breakfast room features an extensive range of matching eye and base level units with space for domestic appliances, and ample room for a table and chairs, ideal for informal family dining.

Located at the rear, the generously sized lounge enjoys a feature fireplace and large patio doors that open seamlessly into the conservatory, creating a wonderful flow of living space and providing direct access to the rear garden. The front aspect dining room offers the perfect setting for formal dining and entertaining, while also lending itself to a variety of alternative uses. A downstairs cloakroom with low level WC and wash hand basin completes the ground floor.

To the first floor are four well-proportioned bedrooms, the

en-suite and family shower room. Bedroom one is an impressive front aspect double room with fitted wardrobes and a modern en-suite comprising a walk-in shower, wash hand basin and WC. The remaining bedrooms are tastefully decorated and served by a contemporary family shower room featuring a double shower cubicle, vanity wash hand basin and WC.

Externally, to the front of the property is ample off-road parking leading to the attached garage. The garage has a traditional up and over door with a personal door to the rear garden. The rear garden is a beautifully maintained and landscaped space offering a mixture of seating areas, ideal for entertaining and alfresco dining. There is a well cared for lawn and planted borders.

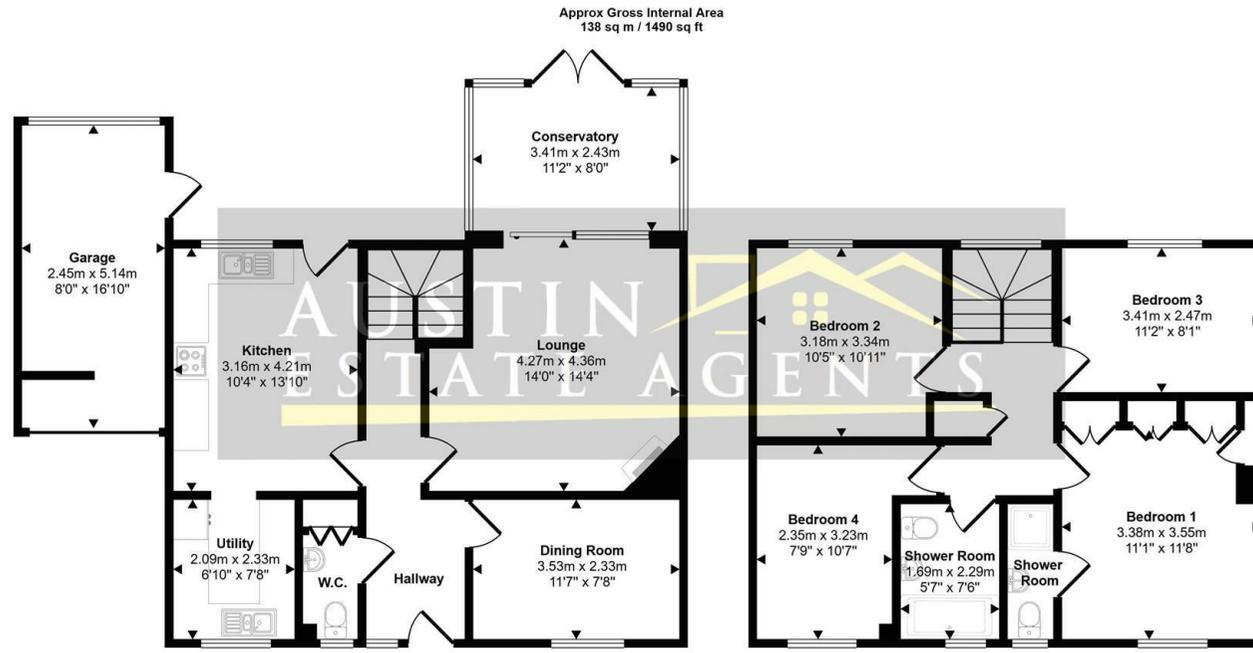
Situated in the heart of a modern development in the ever popular residential location of Upwey, offering easy access to local shops and amenities, regular and well serviced public transport to both Weymouth and Dorchester town centres.

For further information, or to make an appointment to view this lovely family home, please call Austin Estate Agents.





Local Authority Dorset Council
Council Tax Band E
EPC Rating



Ground Floor
Approx 80 sq m / 862 sq ft

First Floor
Approx 58 sq m / 627 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.