



AUSTIN   
ESTATE AGENTS

## **Sweet Hill Lane**

Southwell

Portland

DT5 2DT

**£370,000**

### **SUMMARY**

- Detached Bungalow
- Three Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Conservatory / Utility
- En-Suite & Family Shower Rooms
- Double Glazing & Gas Central Heating
- Front Garden & Driveway
- Garage
- Attractive Rear Garden





## SUMMARY OF ACCOMMODATION

### Entrance Hallway

**Lounge** 15' 7" x 11' 0" (4.75m x 3.35m)

**Kitchen** 12' 10" x 10' 0" (3.90m x 3.05m)

**Conservatory / Utility** 10' 4" x 7' 5" (3.15m x 2.25m)

**Bedroom One** 11' 8" max x 11' 4" max (3.55m max x 3.45m max)

**En-Suite** 6' 11" x 2' 7" (2.10m x 0.80m)

**Bedroom Two** 10' 0" x 9' 0" (3.05m x 2.75m)

**Bedroom Three** 11' 6" x 8' 10" (3.50m x 2.70m)

**Shower Room** 7' 9" x 5' 3" (2.35m x 1.60m)

### OUTSIDE

**Front Garden & Driveway**

**Garage** 17' 5" x 8' 6" (5.30m x 2.60m)

**Rear Garden**

**Summerhouse**

## THE PROPERTY

We are delighted to offer for sale this spacious bungalow that has been maintained throughout to a good standard. The property enjoys double glazing, gas central heating, a spacious lounge, three bedrooms, main bedroom with ensuite, modern shower room, contemporary fitted kitchen, conservatory/utility, gardens, driveway and garage. We strongly recommend viewing to appreciate the accommodation on offer.

Access is gained via an entrance door into a spacious and welcoming reception hallway with doors to principal rooms and airing cupboard with modern water tank. The lounge is situated to the front of the property with dual aspect, double glazed windows providing excellent natural light and a log burning stove, adds to the room's appeal. The kitchen is tastefully fitted with a comprehensive range of contemporary eye level, base and full height units, further enhanced with integral appliances including a four ring induction hob, large fan oven and convection / microwave combination oven. A useful built-in cupboard provides useful extra storage. A double glazed window and door overlook and lead into a conservatory/utility room with double glazed windows to the front and side aspects, giving a pleasant outlook over the attractive rear garden and access to the garden.

The bungalow enjoys three double bedrooms. Bedroom one is situated to the rear of the property with a double glazed window overlooking the rear garden and has the added advantage of an en-suite shower room with low-level WC, vanity wash hand basin and independent shower cubicle. Bedroom two is found at the front of the property and benefits from built-in double wardrobes. Bedroom three is currently being utilised as a dining room with a double glazed window to the front aspect. The shower room features a modern suite comprising low-level WC, wall mounted vanity wash hand basin and large shower cubicle with a double glazed opaque window to the rear aspect.

Externally, the property offers an attractive front garden, which is well maintained with plants and shrubs. An independent driveway to the side provides off-road parking for numerous vehicles and leads to an attached garage with a side opening door. The garage has natural light from a window and a personal door providing access to the rear garden. The rear garden has also been well maintained, is predominately laid to lawn with attractive plants and shrubs to its borders. The garden further benefits from a summerhouse / workshop, which offers versatile use. A covered pergola provides a shaded seating area in the summer months, enjoying the views over the garden.

The property is located in Southwell with shops and amenities a short distance away. Portland Bill and Chesil Beach are within close proximity. Regular bus services offer easy transportation across Portland and to Weymouth.

For further information, or to make an appointment to view this delightful bungalow, please contact Austin Estate Agents.





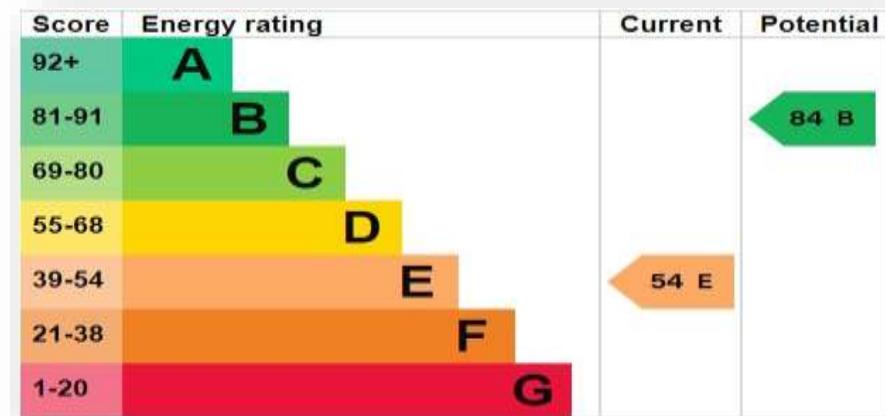
## FLOORPLAN:



## LOCATION:



## EPC:



COUNCIL TAX RATING: C

TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.