



AUSTIN 
ESTATE AGENTS

Sutton Road

Sutton Poyntz

Weymouth

Dorset

DT3 6LN

£625,000

SUMMARY

- Detached Family Home
- Four bedrooms
- Spacious Lounge
- Modern Kitchen / Diner
- Separate Utility Room
- Bathroom, En-Suite Shower & Ground Floor Cloakroom
- Front Garden
- Driveway, Carport & Garage
- Easy to Maintain Rear Garden
- Highly Regarded Sutton Poyntz Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 1" x 21' 6" (3.37m x 6.55m)

Kitchen / Diner 11' 5" x 21' 8" (3.49m x 6.60m)

Utility Room 6' 11" x 6' 3" (2.12m x 1.90m)

Ground Floor Cloakroom 6' 9" x 3' 7" (2.07m x 1.10m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 5" x 9' 3" (3.48m x 2.82m)

En-Suite Shower Room 8' 10" x 5' 5" (2.68m x 1.65m)

Bedroom Two 11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom Three 9' 5" x 9' 2" (2.87m x 2.79m)

Bedroom Four 8' 0" x 9' 10" (2.43m x 3.00m)

Bathroom 10' 0" x 5' 5" (3.04m x 1.64m)

OUTSIDE

Driveway & Carport

Garage 9' 10" x 19' 10" (3.00m x 6.04m)

Rear Garden



THE PROPERTY

We are delighted to present to the market this beautiful modern home situated in the highly regarded location of Sutton Poyntz. The property is presented in wonderful condition and offers many attractive features including a spacious lounge, modern kitchen / diner, utility room, ground floor cloakroom, four bedrooms, en-suite shower room and family bathroom with double glazing and gas central heating throughout. To the exterior the property boasts low maintenance gardens to the front and rear as well as a carport and garage. We strongly recommend viewing to fully appreciate the property's appeal.

The entrance door leads into a welcoming reception hallway with stairs ascending to the first floor and doors giving access to the ground floor cloakroom with low-level WC and wash hand basin, a storage cupboard, lounge and kitchen / diner. The lounge is spacious and is filled with an abundance of natural light from a front aspect double glazed window as well as double glazed, double opening, French doors overlooking and giving access to the rear garden. A modern, gas coal effect fireplace to centre offers a cosy focal point for the colder months.

The kitchen diner is also well proportioned with good natural light from double glazed windows to front, side and rear aspects. The kitchen is tastefully fitted with a modern range of matching level and base units and colour co-ordinated worktop surfaces, enhanced with integrated appliances including fridge, freezer, dishwasher, four ring gas hob, electric eye level oven, eye level grill and stainless steel extractor hood. The dining area boasts ample space for a family dining table as well as additional furniture. Completing the accommodation on the ground floor is a separate utility room, which also enjoys an additional range of storage units, with space and plumbing for a washing machine. The wall mounted gas central heating boiler is also housed here. A double glazed door leads to the rear garden.

The spacious first floor landing hosts doors to all bedrooms, family bathroom and a cupboard with a full size water tank. The property benefits from four good size double bedrooms, all with good natural light from double glazed windows and enjoying attractive views to surrounding areas. Bedroom one has the added advantage of an en-suite shower room with low-level WC, wash hand basin and independent shower cubicle. Bedrooms one, two and three also benefit from built in wardrobes. The bathroom is also well proportioned and comprises a low-level WC, vanity wash hand basin and panelled bath as well as an independent shower cubicle, complementary tiling to the walls and an obscure double glazed window to the rear.



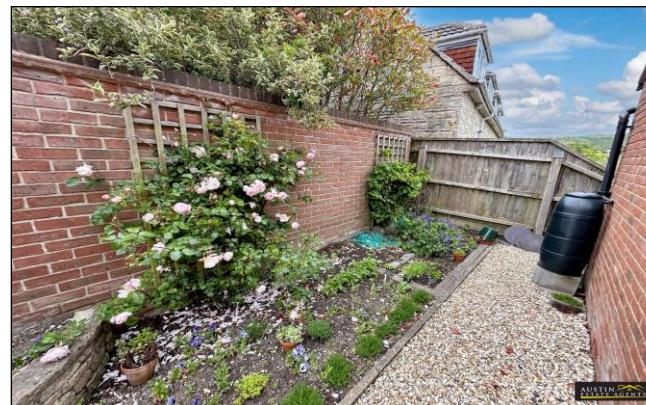


THE PROPERTY

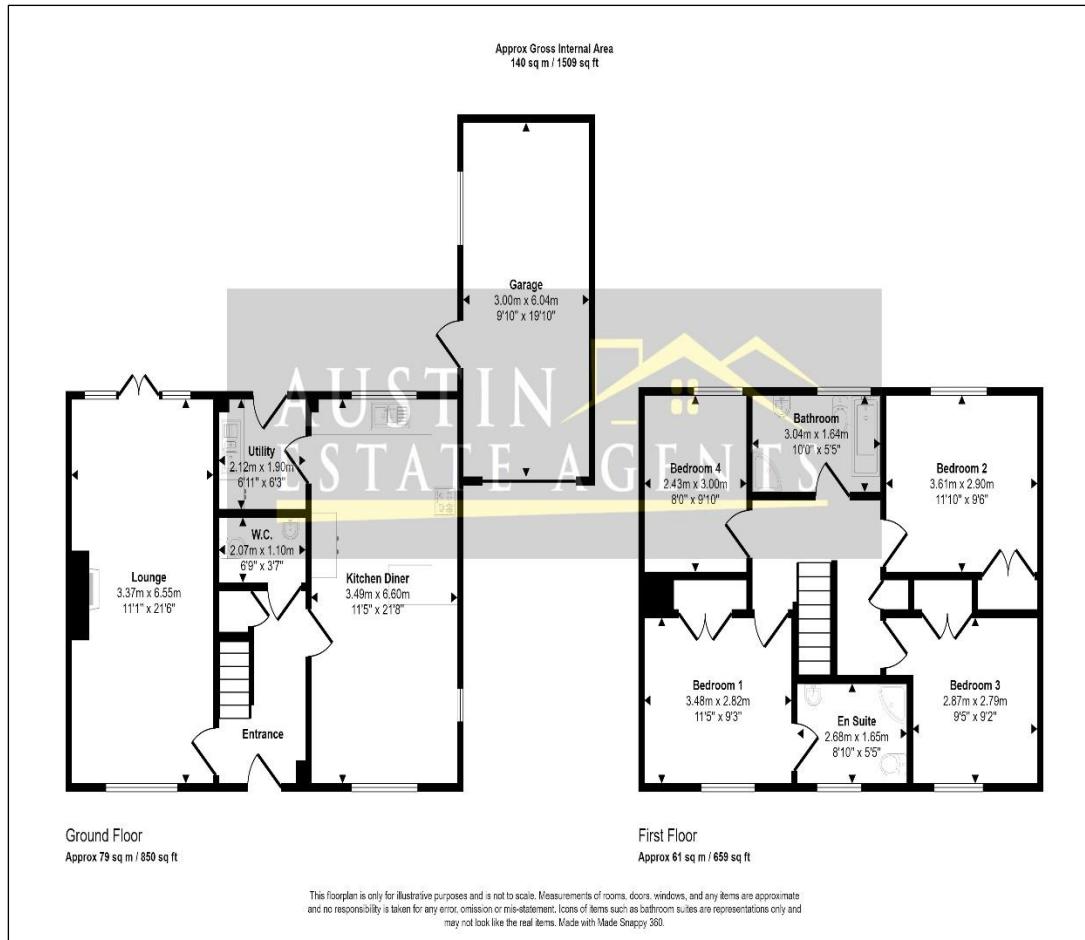
Externally, an independent block paved driveway provides off-road parking within a covered carport area, which in turn gives access to an attached garage with electric up and over door and a personal door to the garden. The beautiful, fully enclosed, rear garden is landscaped with easy maintenance in mind. A large patio area, adjacent to the property, overlooks the remainder of the garden, which is laid to shingle with pleasantly planted raised borders at the end of the garden.

Sutton Poyntz is regarded by many as the premier location within Weymouth. This idyllic village has a thriving community set around the mill pond and popular public house with spectacular countryside walks nearby. There is also a regular bus service connecting to Preston area and town of Weymouth. Preston provides day to day amenities with convenience stores, a delicatessen, hairdressers, chemists, doctors surgery, cafes and restaurants. Weymouth town centre further boasts a range of independent and high street retailers, the historic Harbourside with its many public houses, restaurants and bistros and mainline train station.

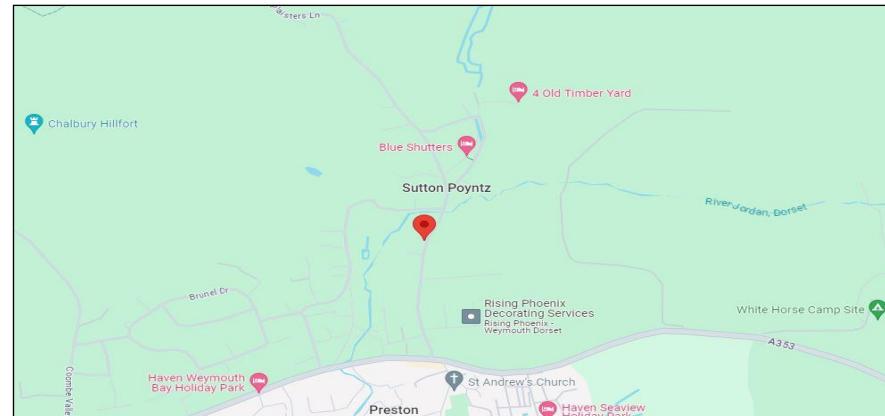
For further information, or to make an appointment to view, please contact Austin Estate Agents.



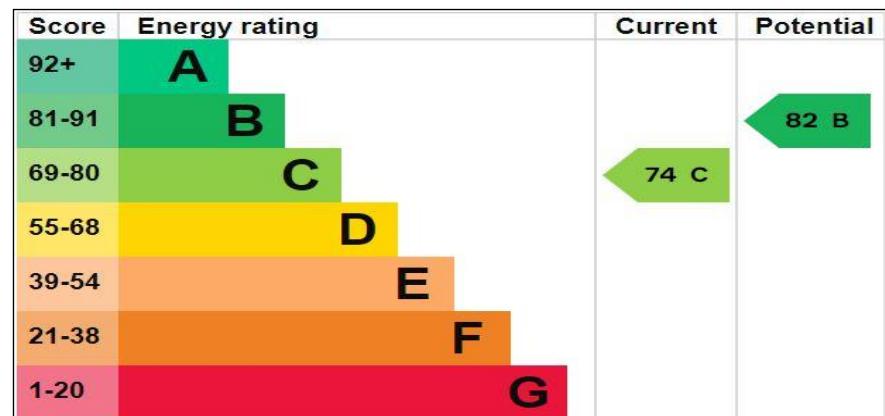
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: E

TENURE: Freehold

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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.