



AUSTIN
ESTATE AGENTS

Greenway Road

Redlands

Weymouth

DT3 5BD

Offers in Excess of £440,000

SUMMARY

- Substantial Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen
- Ground Floor Cloakroom
- Modern Family Bathroom
- Double Glazing & Gas Central Heating
- Front Garden, Driveway & Attached Garage
- Beautiful Rear Garden with Summer House
- Sought After Redlands Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge Area 13' 6" x 11' 0" (4.12m x 3.35m)

Dining Area 9' 11" x 8' 8" (3.02m x 2.63m)

Kitchen 10' 1" x 10' 6" (3.08m x 3.19m)

Garden Room 13' 0" x 9' 3" (3.97m x 2.82m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 10' 11" x 10' 11" (3.33m x 3.34m)

Bedroom Two 10' 5" x 11' 0" (3.18m x 3.36m)

Bedroom Three 8' 7" x 7' 9" (2.61m x 2.36m)

Bathroom 7' 4" x 7' 10" (2.23m x 2.40m)

OUTSIDE

Front Garden & Driveway

Garage 15' 9" x 8' 6" (4.79m x 2.60m)

Rear Garden

Summer House

THE PROPERTY

We are delighted to offer for sale this substantial family home, which is situated within the sought after residential location of Redlands. This beautifully presented property benefits from spacious accommodation throughout which includes a spacious lounge / diner, contemporary fitted kitchen and a secondary reception room, ground floor WC, three double bedrooms and family bathroom. The property further enjoys a well tended front garden with a driveway and attached garage as well as an attractive rear garden with summer house.

Access to the residence is via an entrance porch which naturally flows into the reception hallway, a striking area with doors to all ground floor rooms and the ground floor cloakroom. The open plan lounge / dining room is a spacious room with two large, double glazed window giving an abundance of natural light. An opening from the dining area leads into the kitchen, which is fitted with an extensive range of contemporary eye level and base units further enhanced with integral appliances including eye level double oven, halogen hob and stainless steel extractor fan. There is plenty of space for additional kitchen appliances. Completing the accommodation on the ground floor is the garden room, which is currently used as an additional lounge, this room enjoys dual aspect light, including large patio doors, which overlook and give access to the rear garden.

The spacious first floor landing features natural light from a rear aspect window and hosts doors to the three double bedrooms and family bathroom. Bedrooms one and two are both generously sized double rooms with large front aspect windows. Bedroom one has the added advantage of double fitted wardrobes. Bedroom three is a rear aspect guest double. The family bathroom offers a modern suite comprising a low level WC, vanity wash hand basin and panelled bath with shower over.





The Property Cont'd/ . . .

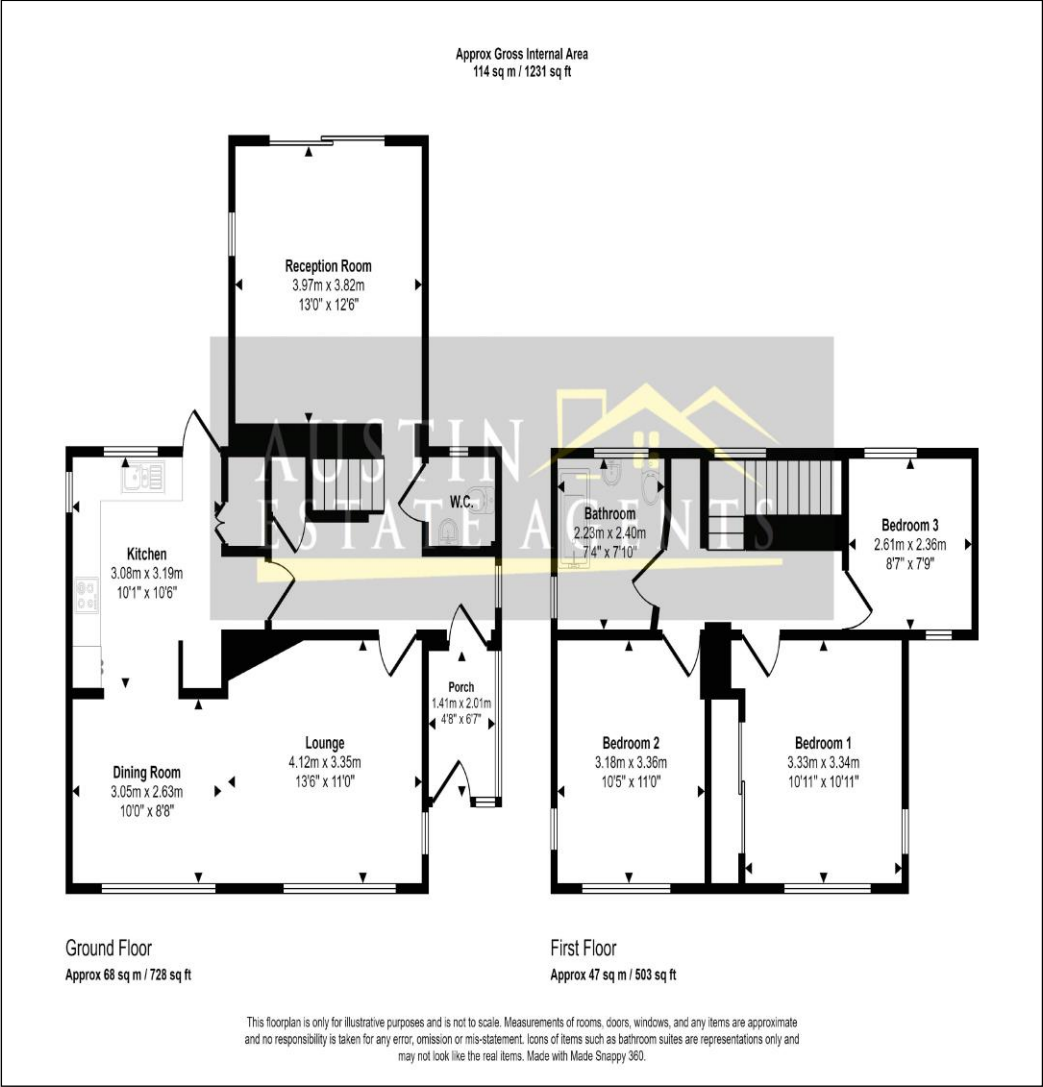
The outside space this family home boasts firmly adds to this property's appeal. To the front, the garden area is well tended and is mainly laid to lawn with pleasant planting. An independent driveway to the side provides off road parking for multiple vehicles and leads to an attached garage with an up and over door. The rear garden is a gardener's delight! Adjacent to the property is a large patio area, ideal for alfresco entertaining, with a pergola area providing much needed shade on a hot summer's day. The remainder of the garden is primarily laid to lawn with planted beds filled with mature shrubs. At the end of the garden is a summerhouse with both power and light as well as being fully insulated, offering an additional versatile space.

The property is situated in Redlands, a family friendly area with many shops, supermarkets and well regarded schools within close proximity. Transport links are favourable with regular bus routes to surrounding areas within walking distance. The Weymouth relief road provides easy access to the county town of Dorchester and beyond and is a short drive away.

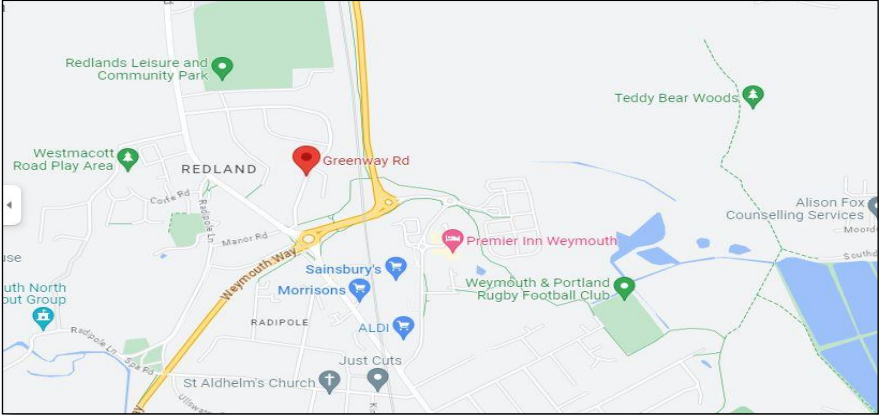
For further information, or to make an appointment to view this impressive family home, please contact the team at Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX RATING: D 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.