



AUSTIN 
ESTATE AGENTS

15 Sprague Close

Upwey

Weymouth

Dorset

DT3 5AH

£390,000

SUMMARY

- Modern Semi-Detached Family Home
- Impeccably Presented Throughout
- Three Double Bedrooms
- Spacious Rear Aspect Lounge
- Modern Fitted Open Plan Kitchen/Breakfast Room
- Family Bathroom & En-suite
- Beautiful Sunny Rear Garden
- Larger Than Traditional Garage
- Off Road Parking
- Highly Popular Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 16' 5" x 12' 1" (5m x 3.69m)

Kitchen/Breakfast Room 9' 10" x 19' 10" (2.99m x 6.05m)

Ground Floor WC

FIRST FLOOR

First Floor Landing

Bedroom One 9' 11" x 17' 9" (3.03m x 5.4m)

En-suite 7' 9" x 5' 8" (2.35m x 1.73m)

Bedroom Two 16' 5" > 12' 11" (5m > 3.94m) x 10' 8" > 9' 9" (3.25m > 1.14m)

Bedroom Three 9' 9" > 6' 10" (2.96m > 2.08m) x 12' 10" > 9' 11" (3.91m > 3.03m)

Bathroom 8' 4" x 5' 8" (2.53m x 1.73m)

OUTSIDE

Driveway

Garage 9' 1" x 23' 0" (2.78m x 7m)

Rear Garden

Garden Room 7' 9" > 5' 11" (2.37m > 1.81m) x 13' 5" (4.09m)

THE PROPERTY

We are delighted to offer to the market an impeccably presented, modern, three double bedroom, semi-detached family home positioned in the highly popular and sought-after residential location of Upwey. This generously sized light and airy property benefits from three double bedrooms, spacious rear aspect lounge, modern fitted kitchen/breakfast room, family bathroom and en-suite to bedroom one. Externally, there is ample off-road parking and a larger than traditional integral garage. The rear garden has been beautifully maintained and is of sunny, private position. The property further benefits from gas central heating and double glazing throughout, along with privately owned solar panels.

Upon entering the property, you are greeted a by welcoming entrance hallway where doors lead to all principal rooms. This stunning family residence benefits from a modern fitted front aspect kitchen/breakfast room. The kitchen area boasts a range of matching eye and base level storage cupboards and integral domestic appliances including fridge/freezer, dishwasher, washing machine and double oven. This lovely light and airy room is spacious enough to house a four person table and chairs. Located at the rear of the property is a generous sized lounge benefitting from two sets of French doors opening out onto the beautiful well-maintained rear garden. To complete the ground floor accommodation, is a downstairs WC.

Stairs rise to the first floor where bedrooms one, two, three and the family bathroom are located. Bedroom one is a striking, front aspect double room, benefiting from built-in wardrobes and ensuite shower room. The ensuite comprises a walk-in shower, wash hand basin and WC. Bedrooms two and three are further double bedrooms. The family bathroom comprises a modern fitted suite offering bath with shower above, wash handbasin and WC.



The Property Cont'd/ . .

Externally, to the front of the property is ample off-road parking leading to the larger than traditional integral garage. The garage runs the full length of the property and benefits from roller shutter door to the front and the rear aspect door providing access 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 a mixture of mature shrubs and plants. Also located in the rear garden is a purpose-built garden room which has been fully insulated and benefits from electric heating and power.

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.

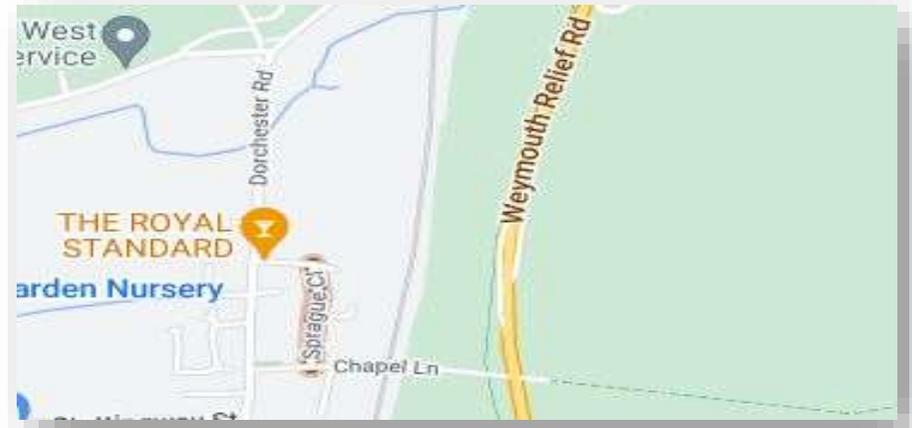
For further information, or to make an appointment view this impressive property, please call Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D 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.