



Clarence Road

Littlesea, Weymouth DT4 9EE

- Detached Bungalow
- Modern Fitted Kitchen / Diner
- Family Bathroom & En-Suite Shower Room
- Front Garden & Driveway
- Easy to Maintain Rear Garden
- Two Double Bedrooms
- Spacious Lounge
- Double Glazing & Gas Central Heating
- Detached Garage
- No Onward Chain

Price Guide £360,000 Freehold





SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge/Diner

18'7" x 12'10" plus bay

Kitchen / Diner

13'2" max x 13'7" max

Bedroom One

11'11" x 12'6" max into bay

En-Suite Shower Room

6'6" x 4'4"

Bedroom Two

10'9" x 10'8"

Bathroom

5'8" x 8'5" plus recess

OUTSIDE

Front Garden & Driveway

Garage

Rear Garden

We are delighted to offer for sale this beautifully presented, double-fronted bungalow situated in the sought after residential location of Littlesea. The property, which comes to the market with no onward chain, has been maintained throughout to a very good standard and enjoys a spacious lounge, modern fitted kitchen / diner, two double bedrooms, en-suite shower room and bathroom with double-glazing and gas central heating. Outside the property features a large driveway, detached garage and rear garden. Viewing is strongly advised to appreciate the accommodation on offer.

An entrance door leads to a welcoming reception hallway. The spacious lounge is situated to the front of the property and enjoys two double glazed windows, including a large bay window, giving the room an abundance of natural light. There is an attractive gas coal effect feature fireplace to the centre adding to the room's appeal. The kitchen / diner offers a comprehensive range of stylish eye and base level units, colour co-ordinated worktop surfaces, integral four-ring gas hob, electric oven, stainless steel extractor canopy, plumbing for a washing machine and space for a fridge / freezer. Double glazed windows to the side allow for plenty of natural light and double-glazed French doors overlook and lead to the rear garden.

The property enjoys two double bedrooms. Bedroom one is situated to the front of the property and offers a large double-glazed bay window and stylish range of fitted wardrobes. A door leads to the bedrooms' own en-suite shower room with low-level WC, vanity wash hand basin, independent shower cubicle and double-glazed window to the side. Bedroom two is another well proportioned room with a double glazed window overlooking the rear garden. Completing the

internal accommodation is the family bathroom with contemporary suite, comprising a low-level WC, vanity wash hand basin, P-shaped bath with screen and shower over, complementary tiling and double-glazed window to the rear.

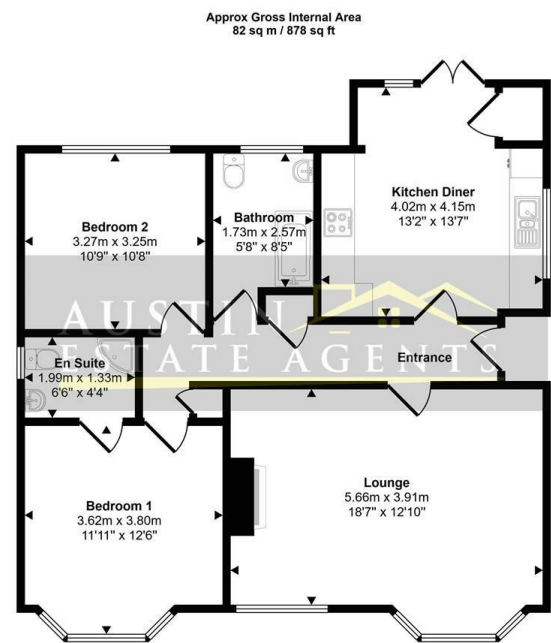
Externally, an independent driveway provides off-road parking for multiple vehicles. The driveway naturally leads up to a detached garage. The front garden is well maintained with a gate to the side granting access to the rear garden. The rear garden is beautifully maintained with a delightful patio area overlooking an artificial grass area with raised flower beds, ideal for seating.

The property is located in Littlesea, a popular residential area. Local shops and amenities are nearby including a convenience store, chemist and doctors' surgery. Bus routes providing easy access to surrounding areas are nearby on the Chickerell Road. The bungalow is located approximately two miles from Weymouth Town Centre with its many restaurants, bars, theatre and sandy beaches.

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



Local Authority **Dorset Council**
Council Tax Band **D**
EPC Rating **C**



Floorplan

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.

