



Sutcliffe Avenue

Southill, Weymouth DT4 9SA

- Extended Semi Detached Family Home
- Lounge / Dining Room
- Separate Utility Room
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Four Bedrooms
- Kitchen / Breakfast Room
- Modern Bathroom
- Gardens to the Front & Rear
- Close to the Local Shops & Amenities of Southill

Asking Price £375,000 Freehold





GROUND FLOOR

Entrance Hallway

Lounge Area
11'11" x 11'12"

Dining Area
9'7" x 12'2"

Kitchen
8'12" x 11'12"

Breakfast Room
10'11" x 7'2"

Utility
8'4" x 8'1"

FIRST FLOOR

First Floor Landing

Bedroom One
10' to wardrobes x 11'9"

Bedroom Two
9'6" to wardrobes x 11'12"

Bedroom Three
8'4" max x 15'5" max

Bedroom Four
7'3" x 7'5"

Bathroom
6'5" x 7'12"

OUTSIDE

Front Garden & Driveway

Garage
8'2" x 15'9"

Rear Garden

Offer Accepted Pre-Marketing - Register on our Low Key Property Register for similar properties - Situated in the highly desirable residential location of Southill, Weymouth. The property has been extended to the side and rear, with spacious accommodation including a lounge/diner, kitchen/breakfast room, utility room, four bedrooms and family bathroom. Outside there is a driveway for multiple vehicles, leading to a garage, as well as gardens to the front and rear. The house offers elevated views over Weymouth.

From the entrance door, access is gained into the inviting entrance hallway, and onto the lounge/diner and kitchen/breakfast room. The lounge area is situated to the front of the property and the dining area is found to the rear. Both areas have attractive fireplaces adding character and cosy focal points. The kitchen is fitted with a range of white eye level and base units, integral hob, oven and extractor fan with space for domestic appliances. The breakfast area naturally flows from the kitchen and is an attractive room with two double glazed windows overlooking the rear garden and a skylight giving further natural light.

To the first floor the landing area hosts doors to the property's four bedrooms and family bathroom. Bedrooms one, two and three are all well proportioned double bedrooms, which further benefit from fitted wardrobes. Bedroom four is an excellent sized single room to the front of the

property. All of the rooms enjoy elevated views. The family bathroom comprises a panelled bath with electric shower over, vanity wash hand basin and WC.

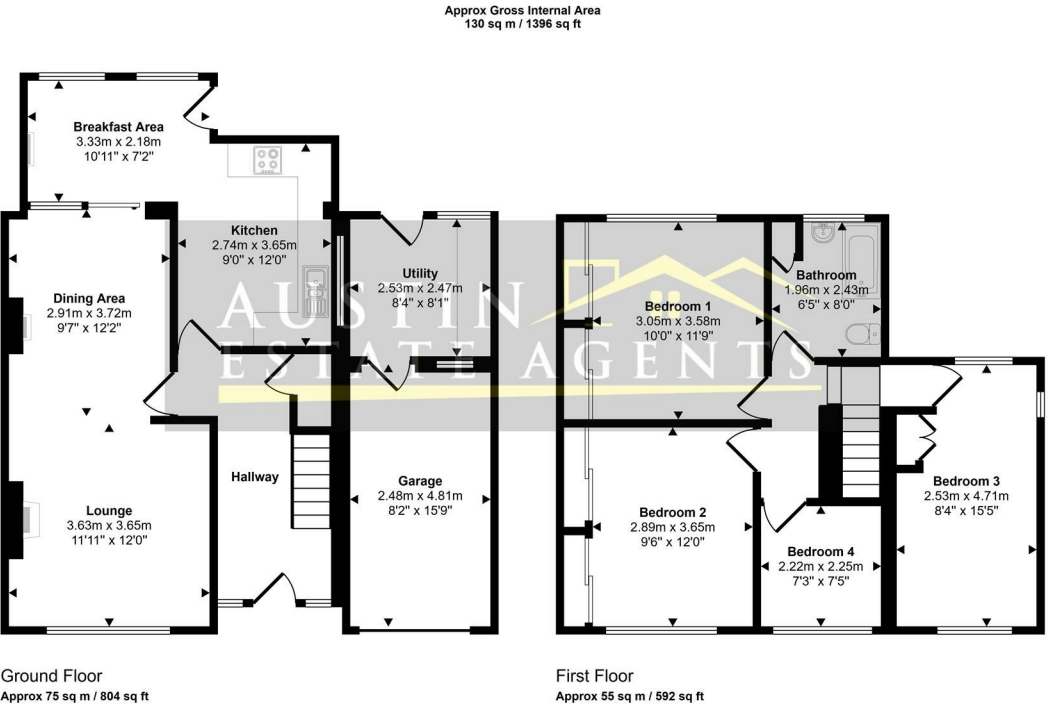
Externally, the front garden is predominately laid to lawn with a hardstanding drive suitable for multiple vehicles leading to the garage. The pretty rear garden boasts an attractive patio area adjacent to the property with steps up to the remainder of the garden, which is laid to lawn with pleasantly planted borders, a garden shed and summerhouse. Access is gained into the utility room from here.

The property is situated in the sought-after location of Sutcliffe Avenue, Southill, a pleasant cul-de sac. There are local shops, a well-regarded primary school, and amenities close by. Weymouth relief road, providing access to Dorchester and the A35, is a short drive away.

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



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



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.

