



Instinct Guides You



Fraser Avenue, Weymouth, Dorset DT4 9EH
Offers in excess of £425,000

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***STUNNING EXTENDED CONTEMPORARY FAMILY HOME** with THREE/FOUR BEDROOMS, LARGE WESTERLY FACING REAR GARDEN enjoying far reaching VIEWS OF THE FLEET, CHESIL BEACH and SURROUNDING COUNTRYSIDE.

The property is situated in the popular residential location of Littlesea being within close proximity of many local amenities including popular schools, chemist and a Tesco express. The current owners have extended & modernised the property throughout. In brief the property comprises; entrance hallway, cloakroom, lounge, snug/reception, utility & kitchen diner on the ground floor. To the first floor are three bedrooms and modern family bathroom. Outside is a Westerly rear garden enjoying views towards the fleet with a block paved driveway and garage providing storage to the front.

Entrance

Composite Door Into:-

Entrance Hallway

Stairs to first floor. Telephone point. Under stair storage cupboard x 2. Vintage style radiators. Oak flooring. Door into:-

Cloakroom

Underfloor heating. Close coupled WC. Extractor Fan. Vanity storage unit. Wood style flooring

Lounge 13'01 x 12'08 (3.99m x 3.86m)

Front aspect double glazed window, side aspect double glazed window. Oak flooring. Feature fire place with space for Multi fuel burner. Satellite point.



Second Reception/Snug 13'04 x 11'01 (4.06m x 3.38m)

Side aspect double glazed window. Oak flooring. Feature fireplace. Television point. Vintage radiator. Opening into:-



Dining/Kitchen 27'00 x 12'01 (8.23m x 3.68m)

Tiled floor. Rear aspect sliding double glazed doors. Underfloor heating. Atrium window. Downlighting. Satellite point. LED lighting. Vintage style radiator. Opening into:-



Kitchen

Modern kitchen comprising a range of wall and base units with roll edge work surfaces over. Two integrated NEF ovens. Integrated fridge freezer. Integrated Dishwasher. LED lighting. Inset gas hob with extractor hood over. Downlighting. Rear aspect double glazed window. Single bowl sink with drainer. Splash back tiling.

Utility Room

Side aspect double glazed window. Wall mounted boiler. Space for white goods. Vintage radiator. Downlighting.

Reception Three/Bedroom Four 12'09 x 7'00 (3.89m x 2.13m)

Side aspect double glazed window. Radiator. Wood effect flooring.

First Floor Landing

Loft Access. Side aspect double glazed window. Door into:-

Bedroom One 13'08 x 11'01 (4.17m x 3.38m)

Rear aspect double glazed window with views across the fields and towards the fleet. Television point. Vintage style radiator.



Rear Westerly Garden

Initial decked area with decking lights. Outside tap and lights. Enclosed lawned area with planting and shrub boarder. Further decked area with Seating area enjoying views with summer house with power & light.

Bedroom Two 12'05 x 11'02 (3.78m x 3.40m)

Front aspect double glazed window. Radiator.



Bedroom Three 8'03 x 7'08 (2.51m x 2.34m)

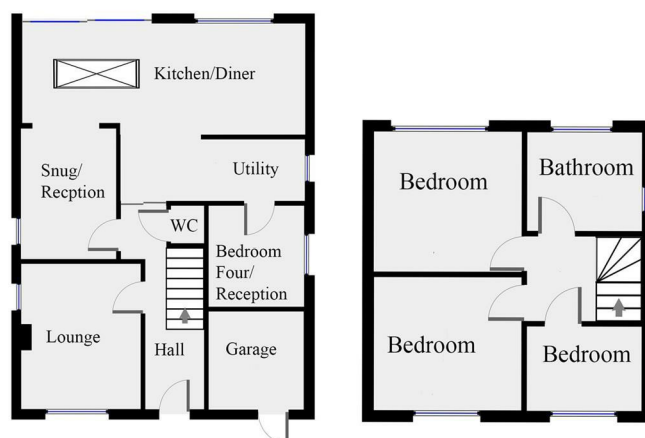
Front aspect double glazed window. Side aspect double glazed window. Radiator.

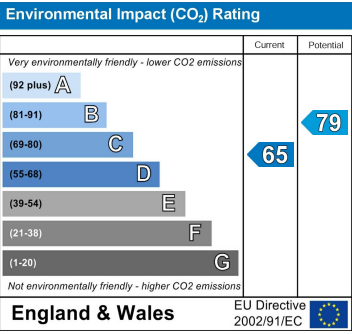
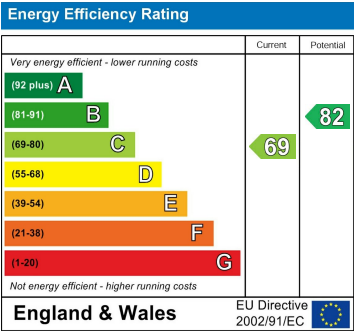
Bathroom 8'10 x 8'03 (2.69m x 2.51m)

Modern bathroom comprising free standing claw feet bath. Rear and side aspect double glazed opaque window, Heated towel rail. Close coupled WC. Corner shower cubicle with mains shower over. Under Floor heating. Part tiled walls.

Front Driveway & Garage

Block paved driveway with parking for several cars. Garage with door into storage area with power and lights.





Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition or suitability of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.