

44 Whitecross Drive

Whitecross Drive, Weymouth, Dorset

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Weymouth
Dorset
DT4 9PA



- Highly sought after cul-de-sac location in Rodwell
- Delightful corner plot position with beautiful and private landscaped gardens
- Easy walking distance to the Rodwell Trail, Castle Cove beach and a range of local amenities
- Two reception rooms, study and UPVC double glazed conservatory
- Four bedrooms with en-suite shower room and family bathroom
- Attached double garage with two driveways for off road parking
- West facing garden with pedestrian access onto Green Lane
 - No chain

Offers In Excess Of £650,000
Freehold

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THE PROPERTY

A most attractive modern four bedroom detached house delightfully situated at the far end of this highly sought after cul-de-sac in Rodwell, close to a range of local amenities and a short walking distance of Weymouth town centre. Built in 1987 and under the same ownership for over 30 years, the property is located in one of the best plots within Whitecross Drive being set on it's own in beautifully landscaped and private gardens which back directly onto Green Lane and allotments. Internally the house has been very well maintained including replacement of the kitchen and utility units, upgrading of the en-suite shower room, replacement UPVC double glazed windows throughout and the addition of a conservatory to the rear elevation.

THE ACCOMMODATION

On the ground floor, a UPVC double-glazed entrance porch leads into the reception hall with stairs to the first floor, understairs cupboard and door to a useful store cupboard with side door leading into the attached garage. Doors from the hallway lead to a downstairs cloakroom and WC, front aspect study, sitting room and kitchen. The sitting room enjoys a double aspect with patio doors opening to the rear garden, marble fireplace surround and inset living flame gas fire. The kitchen and dining room are open plan with an extensive modern range of wall and floor cupboards with beech worksurfaces, built-in Neff ovens consisting of a fan-assisted electric oven and a combination oven/microwave, 5 ring gas hob with extractor hood, waste disposal unit in kitchen sink, integrated dishwasher and fridge. An archway leads into the dining room that enjoys lovely views over the garden together with patio doors opening into the conservatory. From the kitchen, access leads into the utility room with matching units, wall mounted gas fired boiler with door to the rear garden.

On the first floor, the landing has access to the loft space, airing cupboard, four bedrooms and family bathroom. Three of the bedrooms are good sized double rooms with built-in wardrobes. The main bedroom enjoys the benefit of a modern fitted en-suite shower room with power shower.

OUTSIDE

From the front a tarmac driveway provides off road parking and leads to an attached double garage with twin up and over doors, range of cupboards, hatch to eaves storage and personal side door. To the side of the garage is an additional tarmac hardstanding, ideal for a small boat. The front garden is attractively landscaped and open plan, mainly laid to lawn with small ornamental trees and a range of shrub borders. Pedestrian side access leads to the rear garden, a particular feature and a rare find within the road. Immediately adjoining the rear is a large paved sun terrace which leads onto beautifully landscaped, private garden that enjoys a west-facing aspect and backs directly onto Green Lane and allotments. The manicured lawned gardens are bordered by an abundance of mature shrubs, plants and small trees creating privacy and seclusion from neighbouring properties. There is a timber built garden shed to the northern boundary together with pedestrian access onto Green Lane.

SITUATION

The property is located in an attractive cul de sac location in Rodwell. Nearby there is a wide range of amenities including a Tesco on Portland Road and a Co-op convenience store on Buxton Road, doctor's surgery, chemist and both primary and secondary schools, all within walking distance. Sandsfoot beach, Old Castle gardens and popular cafe, Castle Cove sailing club, The Nothe gardens and the Rodwell trail which winds itself from Weymouth harbour to Chesil beach are all within a short walking distance.

Weymouth town centre with its picturesque inner harbour are all within 1 mile and provide a wide range of shopping outlets, eateries and the opportunity to enjoy the stunning Georgian esplanade and sandy beach. The area provides the opportunity to enjoy a range of sailing and water sport activities, as well as walks along the Jurassic Coastline. Weymouth has main line rail link to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///flies.sudden.lately

SERVICES

Mains gas, electric, water and drainage. Gas central heating system.

Broadband: Ultrafast is available in the area. Highest download speed 1000 Mbps

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority Dorset Council 01305 251010

Council Tax Band F
EPC D



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy Efficiency Rating		64	75
Energy Efficiency Rating (EPC) for England & Wales			
EPC Effective from 01/01/2022			

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Approximate Area = 1663 sq ft / 154.4 sq m

Garage = 297 sq ft / 27.5 sq m

Total = 1960 sq ft / 182 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1160886



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