





14 Lessingham Avenue
Weymouth, DT4 9AP

£455,000 Freehold

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A stunning contemporary 3 bedroom detached home located at Lessingham Avenue in the popular residential are of Wyke Regis with excellent local amenities close by. The property has been extensively extended (under permitted rights) and modernised by the present owners to include a Kitchen Dining Dayroom with a contemporary kitchen with Quartz worktops and Bifold Doors to a west facing patio and rear garden. there is also a cosy lounge on the ground floor plus a utility room and an office. On the first floor there are three bedroom and a modern shower room. There is off road parking to the front and access to a single garage to the side.

Entrance Hall

Cloakroom

Fitted with white suite with wc and wash hand basin

Kitchen Dining Dayroom 22'8" x 18'10" (6.93 x 5.75)

A lovely contemporary open plan room with bifolds onto west facing patio and rear garden, remote operated electric velux windows. A modern fitted kitchen with grey quartz worktops with upstands, there is a sink unit set into the worktops with ample drawers and cupboards below, Island Unit with breakfast bar, appliances include two AEG ovens, touch control induction hob, integrated dishwasher, tall storage cupboards. ample space for dining table and sofa, designer radiators

Lounge

12'2" x 11'2" (3.72 x 3.42)

Bay window designer radiator

Utility Room

8'7" x 7'7" (2.62 x 2.32)

Sink unit with cupboard below wall mounted cupboard space for washing machine, tumble dryer and fridge freezer

Office

8'10" x 7'15" (2.70 x 2.18)

Landing

access to loft

Bedroom 1

12'2" x 11'3" (3.73 x 3.43)

Bay window

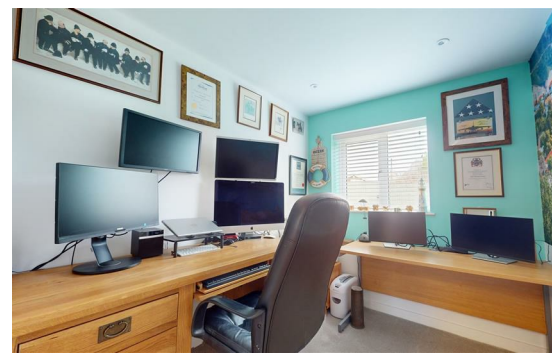
Bedroom 2

12'10" x 10'9" (3.93 x 3.30)

Bedroom 3

9'3" x 7'11" (2.83 x 2.42)





Bathroom

6'7" x 6'7" (2.02 x 2.02)

Fitted with modern white suite comprising tiled shower wash hand basin and wc

Outside

There is a good sized west facing garden to the rear (it is a corner plot) partly laid to patio with the remainder to lawn with borders

Parking & Garage

There is of road parking to the front for at least two cars and access to a single garage

Council Tax

Band D with Dorset Council

Construction

Traditional cavity construction under a pitched roof

Utility Supplies

Mains water gas water & drainage are connected

Flood Risk

Very low risk from sea rivers or surface water

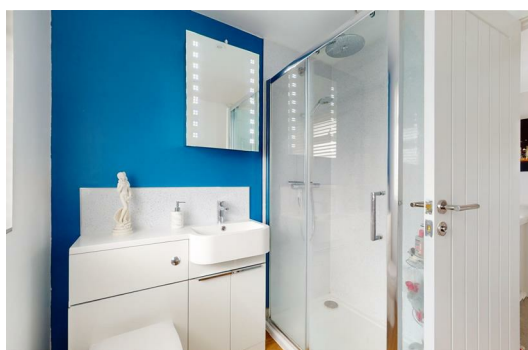
Phone and Broadband signal strength and coverage

Mobile phone signals are strong
TV, Sky & BT are available Virgin is not available

Broadband estimated standard 4 mbps
superfast 44 mbps ultrafast not available yet

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

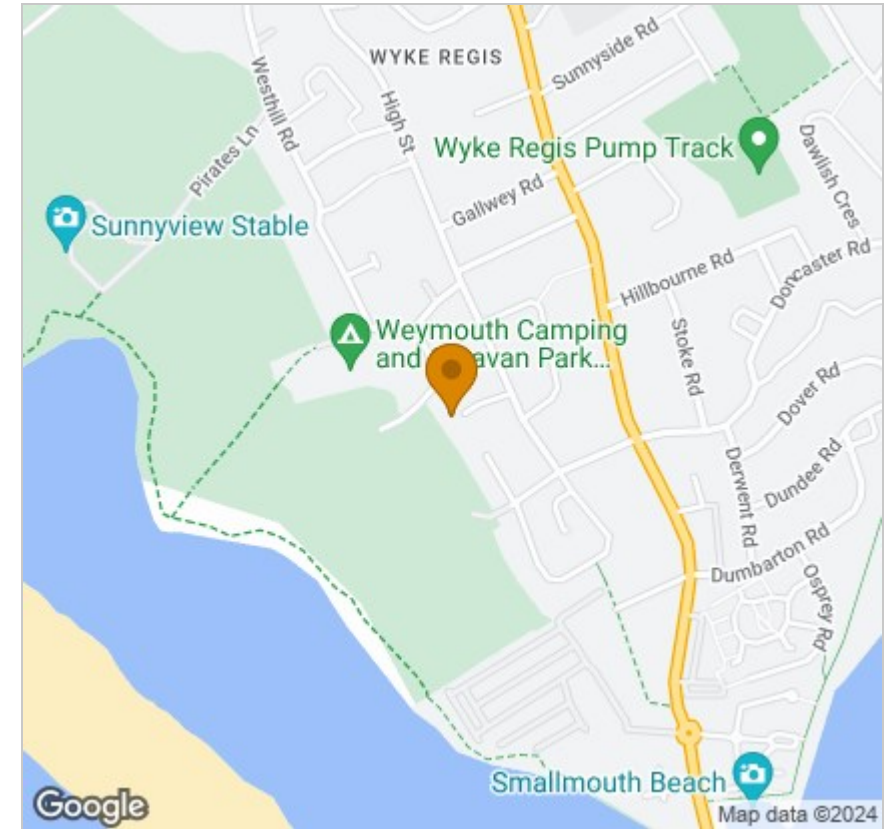


Viewing

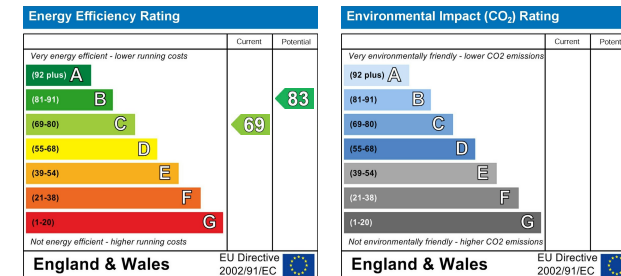
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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