



1 Roundhayes Close
Weymouth, DT4 0RN

Offers In Excess Of £440,000 Freehold



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A well presented four bedroom detached family home located on the outskirts of Weymouth Town, close to local amenities. This property offers a bright and spacious open plan Kitchen/Diner, downstairs WC and separate living room which intern leads to a conservatory overlooking the rear garden. To the first floor there are 4 double bedrooms, a modern fitted bathroom and separate shower room. The property is gas centrally heated and double glazed throughout and further benefits from a single garage with light and power.

Entrance Hall

Solid wood parquet flooring. Stairs to First floor, doors with access to living room and kitchen

Living Room

10'10" x 20'1" (3.32 x 6.14)

Large front aspect double glazed window with radiator underneath, wood effect laminate flooring, fireplace housing an electric fire, patio doors

Dining Area

11'2" x 9'4" max nt 6'5" (3.42 x 2.87 max nt 1.96)

Solid wood parquet flooring, double aspect UPVC windows, access to under stairs storage cupboard, opens into kitchen

Kitchen

12'8" max nt 5'2" x 13'5" (3.87 max nt 1.59 x 4.11)

Double aspect UPVC windows in a modern fitted kitchen with wooden finish worktop space, one and quarter stainless steel sink with mixer tap, built in dishwasher and space for washing machine, freestanding gas cooker with built in extractor above, ample eye and base level cupboards, tiled flooring, access to the rear garden and downstairs WC.

WC

2'5" x 3'10" (0.74 x 1.19)

WC and hand wash basin, window.

Sun Room

10'9" x 8'8" (3.28 x 2.66)

Accessed by patio doors from the living room, concertina folding doors opening onto the rear garden

First Floor Landing

loft hatch

Bedroom 1

10'11" x 11'4" (3.34 x 3.47)

Large front aspect UPVC double glazed window with radiator underneath, Built in storage cupboard

Bedroom 2

10'9" x 10'9" (3.29 x 3.29)

Rear aspect UPVC double glazed dormer window. Reduced head height from roof pitch either side of window

Bedroom 3

9'5" x 11'2" (2.88 x 3.42)

Front aspect UPVC double glazed window with radiator underneath, built in storage cupboard.

Bedroom 4

7'4" x 8'5" (2.25 x 2.57)

Side aspect UPVC double glazed window





Bathroom
12'3" x 4'10" (3.74 x 1.49)

Modern bathroom suite with separate bath with shower wand and mixer tap, separate shower tray with fixed shower overhead, low level WC with hand wash basin unit, cupboard, two UPVC double glazed rear aspect windows

Shower room
5'9" x 2'10" (1.77 x 0.87)

Fully tiled with fixed shower overhead, opaque glass door.

Garage
Up and over door with light and power, rear door access to the rear garden

Outside
To the front of the property is ample parking for multiple vehicles. The garden wraps around the property to the rear and is predominantly laid to lawn with access from both the kitchen and conservatory. Block paved patio across the rear elevation with access gained from the sun room.

Council Tax
Band E

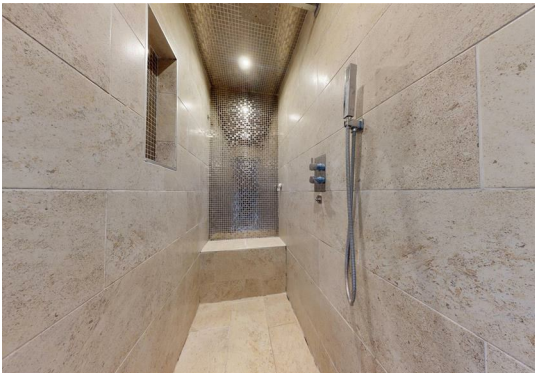
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Other Information
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 14 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Flood Risk
Rivers & Seas Very Low
Surface Water Low

Services
The property is supplied with mains gas, electricity and water, and mains drainage.



Floor Plan



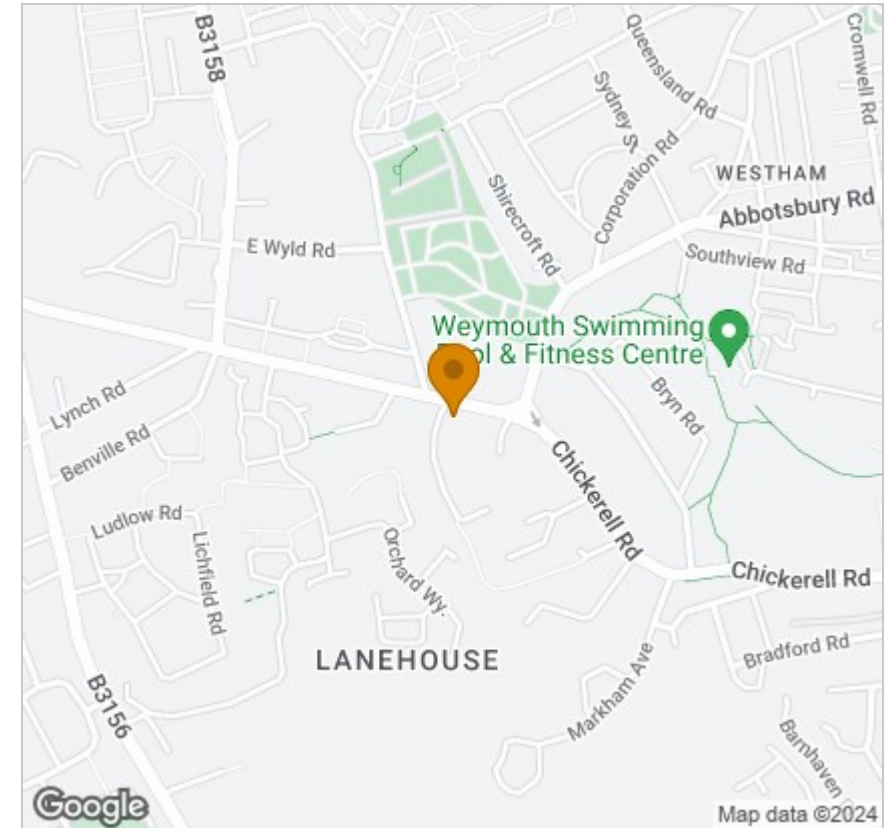
Viewing

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

