



1 Roundhayes Close  
Weymouth, DT4 0RN

**Asking Price £435,000 Freehold**





# 1 Roundhayes Close

Weymouth, DT4 0RN

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

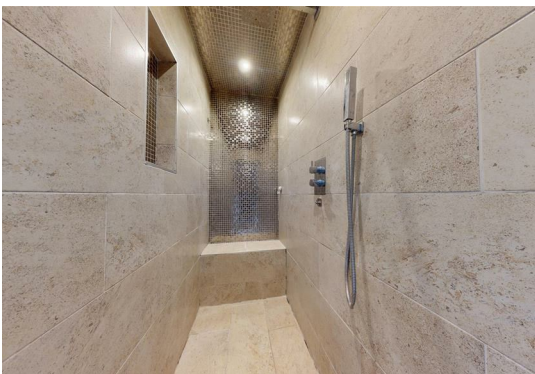
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**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



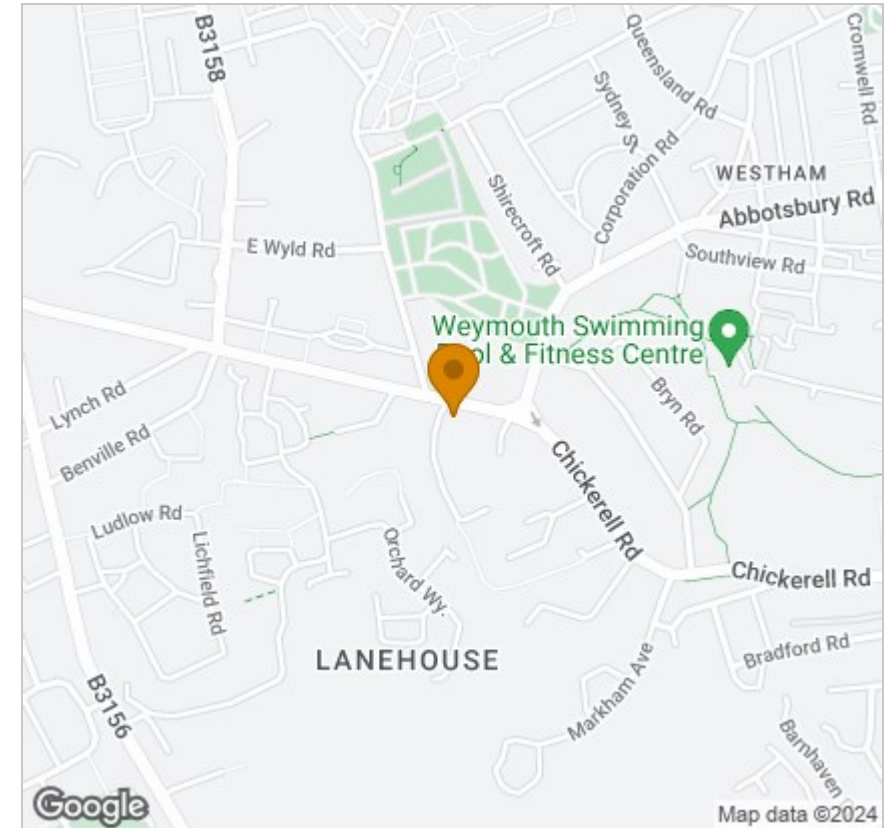
## Viewing

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

