

## 1 Rosecroft Road

Weymouth, DT4 9EG

A very spacious and well-presented detached three bedroom bungalow located in this desirable residential position at Littlesea. The property has a modern fitted kitchen and bathroom, a UPVC double glazed conservatory and windows, gas central heating, good off road parking leading to a generous size single garage and good size enclosed rear south facing garden.

#### ENTRANCE HALL

Panel radiator, double airing cupboard housing a hot water tank and two further storage cupboards, loft hatch with ladder and boarding.

#### LIVING ROOM

18'0" x 12'9" (5.50m x 3.90m)

Double aspect room and bay window to front, panel radiator, gas fire with stone surround and alcoves with shelving.

#### KITCHEN

13'5" x 10'9" (4.10m x 3.30m)

Window to side, modern fitted range of eye level base and wall units with work surfaces, one and a quarter bowl stainless steel sink unit with mixer tap, tiled splash backs, built in double oven with gas hob and extractor fan, plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted 'Vaillant' boiler, and doors into:

#### **CONSERVATORY**

10'5" x 9'10" (3.20m x 3m)

Double aspect room, panel radiator, and wall lights, and sliding door to garden.

#### BEDROOM ONE

12'9" x 12'1" (3.90m x 3.70)

Bay window to front, panel radiator, sliding mirror wardrobes to one wall and further storage cupboards.

## **BEDROOM TWO/ DINING ROOM**

18'0" x 10'9" (5.50m x 3.30m)

Window to rear, and panel radiator.

#### **BEDROOM THREE**

14'5" x 6'2" (4.40m x 1.90m)

Window to front, and panel radiator.

#### **BATHROOM**

Window to rear, panel bath with mixer tap and hand shower, wall mounted 'Mira' shower, screen and tiled splash backs, pedestal wash hand basin, low level WC, and panel radiator.

























#### OUTSIDE

To the front there is an enclosed garden area laid to gravel and paving, there is a driveway to the side leading to a detached single garage with electric and up and over door, power and light and eaves storage and a side door and windows, there is a side gate to a generous size enclosed rear garden with a paved patio and lawn area, flower beds and mature shrubs, a storage shed, and outside water tap and lighting.

## **COUNCIL TAX**

Band D

#### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

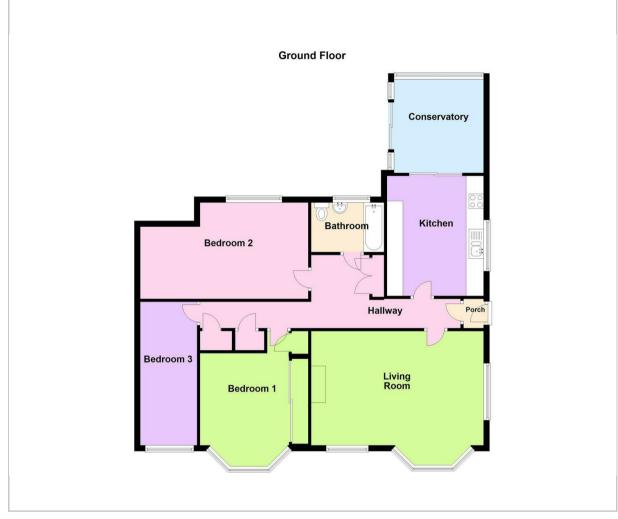
Broadband (estimated speeds) Standard 5 mbps Superfast 46 mbps Ultrafast 1000 mbps Any Flood Risk? Rivers & Seas No Risk Surface Water Very Low Services

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

## LEGAL DISCLAIMER

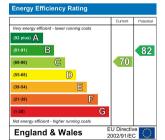
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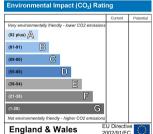
Floor Plan Area Map



# Chickerell Rd Fraser Ave Coogle Map data @2024

# **Energy Efficiency Graph**





# 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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