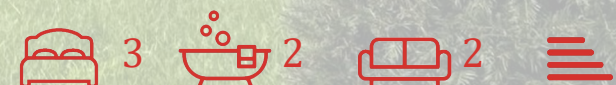




1 St. Georges Avenue, Weymouth, DT4 7TU  
Asking Price £750,000 Freehold

House - Detached





# 1 St. Georges Avenue

Weymouth, DT4 7TU

- IMPOSING CHARACTER DETACHED FAMILY HOUSE
- SUPERB HIGH QUALITY FITTED KITCHEN/ DINING LIVING SPACE
- NEW GAS CENTRAL HEATING SYSTEM
- DESIRABLE RESIDENTIAL LOCATION AT LODMOOR
- LOVELY LARGE PRIVATE MATURE REAR GARDEN
- BEAUTIFULLY PRESENTED & MODERNISED TO A VERY HIGH STANDARD
- UTILITY ROOM/ SEPERATE CLOAKROOM, BATHROOM & SHOWER ROOM
- NEWLY INSTALLED WINDOWS AND FEATURE PATIO DOORS TO GARDEN
- DRIVEWAY TO THE FRONT WITH ATTACHED GARAGE/ STUDIO
- EARLY VIEWING IS HIGHLY RECOMMENDED

## VIEWINGS FROM MONDAY 28TH OCTOBER.

A stunning detached family home located in this desirable residential position at Lodmoor, which has undergone extensive modernisation throughout. The property has a superb open plan high quality fitted kitchen/ dining and living space with a central feature Island, vaulted ceiling with sky lighting and large doors to one wall leading to an outside entertaining patio area. A separate living room, utility room and ground floor cloakroom, three bedrooms a family bathroom and separate shower room to the first floor level, a modern gas central heating system and electrics, a driveway with ample parking leading to an attached garage/ studio, and a lovely private mature rear garden.



### ENTRANCE HALL

Double Aspect room, two wall mounted radiators, under stair storage cupboards, and wood flooring.

### SEPERATE WC

Window to side, fully tiled walls and flooring, low level WC, wash hand basin with mixer tap, wall mounted radiator, and spot light.

### LIVING ROOM

13'9" x 13'1" (4.20m x 4m)

Double aspect room with attractive bay window to front, alcove with hand built fitted book shelving, and wall mounted radiator.

### KITCHEN/ DINING/ LIVING SPACE

26'10" x 21'11" overall measurement (8.20m x 6.70m overall measurement) Double aspect room with sky lighting and feature sliding doors to one wall opening onto an attractive entertaining patio space, tiled flooring, a vaulted ceiling creating extra light and airiness. A very high quality fitted kitchen with bespoke units with under lighting, a feature central Island unit with 'Coraine' matching work tops, an integrated sink unit with mixer tap, 'Miele' double oven and combination microwave, built in 'Neff' appliances with induction hob and central extractor, fridge freezer, dish washer and wine cooler. spotlighting, numerous power points, underfloor heating to kitchen and dining area and a wall mounted radiator.

### UTILITY ROOM

10'5" x 4'7" (3.20m x 1.40m)

Modern range of fitted units with working surface with stainless steel sink and mixer tap, plumbing for washing machine, additional shelving, wood flooring and wall mounted 'Vaillant' boiler and additional storage.

### FIRST FLOOR LANDING

Window to side, loft hatch with ladder, light and part boarding, and spot lights.





**BEDROOM ONE** 13'9" x 13'1" (4.20m x 4m)  
Double aspect room, wall mounted radiator, spot lights and fitted hand built wardrobes.

**SHOWER ROOM**  
Window to side, fully tiled walls and flooring, large walk in shower unit with glazed door and multi functional shower, wash hand basin, chrome heated towel rail, and spot lighting.

**BEDROOM TWO** 14'1" x 13'1" (4.30m x 4m)  
Double aspect room, wall mounted radiator, spot lights and hand built wardrobes.

**BEDROOM THREE** 10'9" x 8'10" (3.30m x 2.70m)  
Window to rear, wall mounted radiator, and spot lights.

**BATHROOM**  
Window to front, tiled flooring and half tiled walls, roll top bath with designer mixer tap and hand shower attachment, wash hand basin with storage below, low level, chrome heated towel rail, spot lighting, and extractor fan.

**OUTSIDE**  
To the front there is an attractive generous block paved driveway for several vehicles leading to an attached GARAGE/ STUDIO 4.90m x 3.10m (16'0" x 10'2") with power and lighting doors to the front and rear, and a lawn area with mature shrubs and trees with access from both sides of the house to the rear garden. To the rear there is a feature patio entertainment space and additional block paved court yard patio to the side, a storage shed workshop, a large lawn with flower beds and borders, mature shrubs and trees, outside lighting and water tap.

**COUNCIL TAX**  
Band E





#### OTHER INFORMATION

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

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 80 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

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 Plans

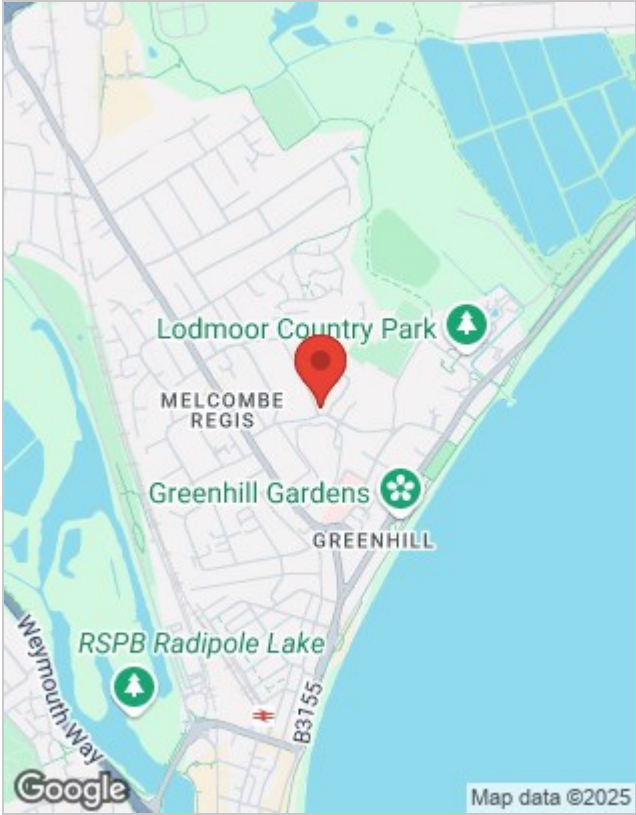


Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

