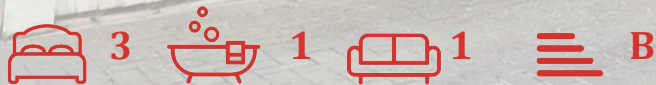




1 Maple Grove Knightsdale Road

Weymouth, DT4 0FE



**Offers In Excess Of
£325,000 Freehold**



Knightsdale Road

Weymouth, DT4 0FE

- Modern ENERGY EFFICIENT Home
- Moments From Amenities
- Close To Park & Playing Fields
- Three Bedrooms
- Open Plan Living
- Downstairs Cloakroom
- Modern Kitchen & Bathroom
- Allocated Parking
- Landscaped Rear Garden
- Council Tax Band C





A THREE BEDROOM DETACHED HOME, situated in 'Maple Grove'; a private development comprising of just nine homes, just off Knightsdale Road in Weymouth. The property is located moments from Weymouth Swimming Pool/Leisure Centre, Asda Supermarket, and a level walk to the town centre, harbour & beach.

This family home benefits from allocated parking and a westerly aspect rear garden, perfect for enjoying the afternoon sun, whilst walks can be enjoyed aplenty in the surrounding park and playing fields.



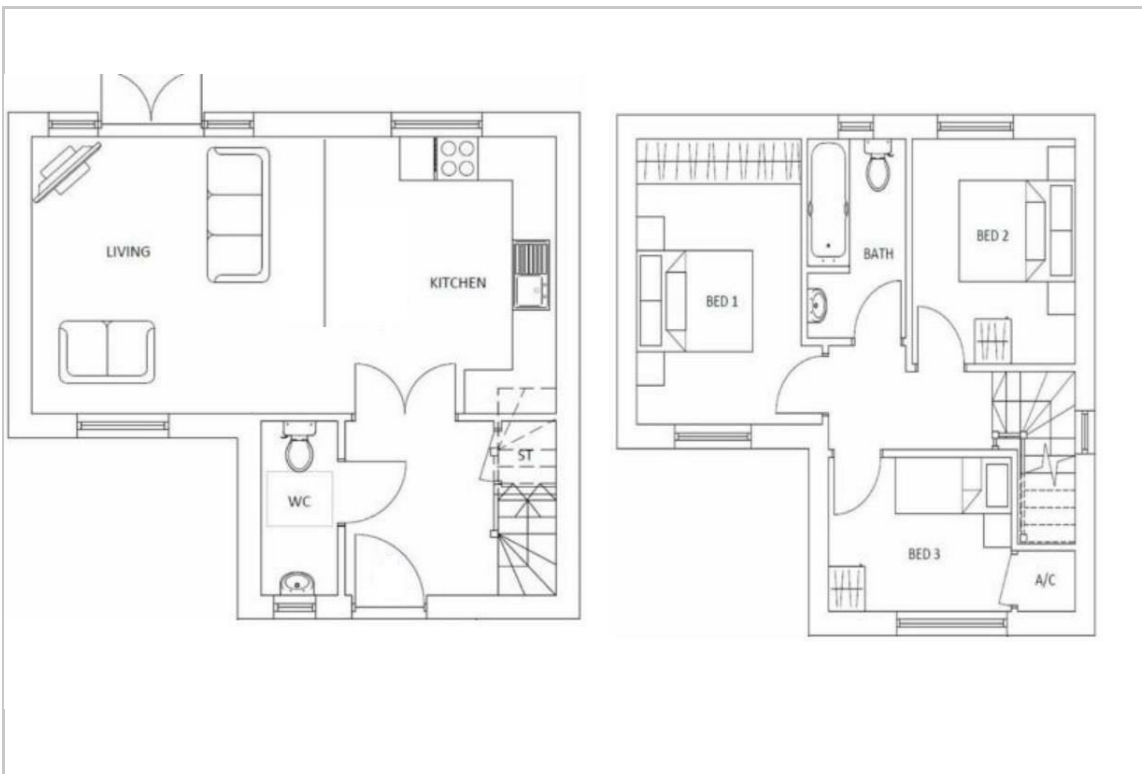
The accommodation comprises an entrance hallway with a downstairs cloakroom and a doorway opening into the open plan living area. The open plan living provides ample space for lounging, dining and cooking. The kitchen is modern and comprises a range of fitted units with spaces for appliances, a built in oven, inset gas hob and a wall mounted boiler. French doors open from the living space onto the Westerly aspect rear garden.

Ascending to the first floor are the three bedrooms and family bathroom. Bedrooms one and two are generous doubles and bedroom three is an adequate single/perfect home office. The bathroom comprises of a modern suite with a panelled bath and shower over, a close coupled WC and a pedestal wash hand basin.

To the rear is a westerly aspect garden predominantly patioed with a variety of decorative borders. To the front is a block paved area providing allocated parking.

The property would make a great family-sized home and it's convenient location would be extremely attractive as it is just 0.6 miles from Weymouth town bridge.





- Living Area**
13'5" x 12'2" (4.11 x 3.71)
- Kitchen Area**
12'1" max x 9'3" (3.7 max x 2.82)
- Bedroom One**
11'11" x 6'8" (3.65 x 2.04)
- Bedroom Two**
8'9" x 6'8" (2.69 x 2.05)
- Bedroom Three**
9'7" x 7'5" (2.93 x 2.28)

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.

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Detached
- Property construction: Blockwork and Render
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
<https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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