



St. Helens Road | | Weymouth | DT4 9DY

Offers Over £450,000

BEAUMONT  JONES

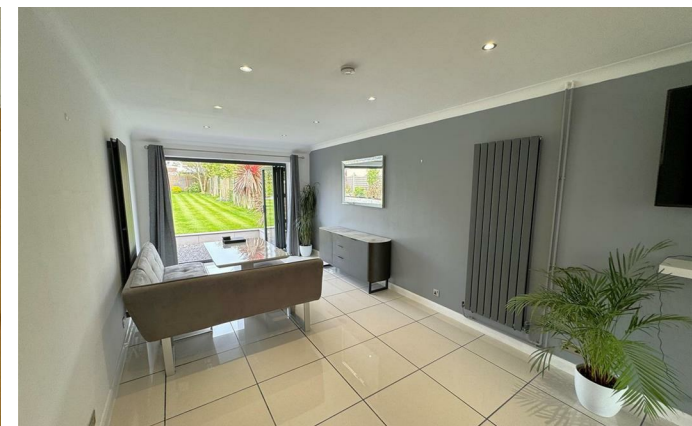
**St. Helens Road |
Weymouth | DT4 9DY
Offers Over £450,000**

We are delighted to offer a beautifully presented and extended three bedroom detached family home located in a cul-de-sac in Lanehouse. The property offers a large landscaped rear garden, extended modern kitchen, lounge/diner with bi-fold doors, garage and off road parking.

- Extended Three Bedroom Detached Family Home
- Lounge/Diner with Bi-Fold Doors
- Modern Extended Kitchen
- Off Road Parking for Several Vehicles
- Modern & Contemporary Throughout
- Large Landscaped Rear Garden
- Good School Catchment
- Integral Garage

Full Description

Entrance is via a front aspect double glazed composite door leading into a welcoming hallway with stairs rising to the first floor, two built in under stair storage cupboards, an opening through to the extended kitchen and a door through to the lounge/diner. The beautiful and contemporary lounge/diner offers generous living space with a front aspect window, rear aspect double glazed bi-fold doors leading out onto the garden and a wood burner. The modern extended kitchen offers an abundance of space with a range of eye and base level units with work surfaces over, integral double oven with inset four ring electric hob and extractor hood over, space and plumbing for kitchen appliances dual aspect Velux sky lights, rear aspect French doors leading out onto the garden and two doors lead to an integral garage and cloakroom. The cloakroom has a rear aspect window, low level WC and a vanity wash hand basin. The



Beautifully presented throughout with a large landscaped rear garden.



integral garage has power, lighting and an up and over door.

The first floor offers a landing area with a side aspect window, loft access via a hatch and doors lead to three bedrooms and a modern family bathroom. Bedroom one is a good sized double offering a rear aspect window. Bedroom Two is a further double bedroom offering a front aspect window. Bedroom three is a generous sized single offering a front aspect window. The modern family bathroom offers a modern suite comprising a panel enclosed bath, shower cubicle with a rainfall mixer shower system, low level WC, contemporary floating vanity wash hand basin and a built in airing cupboard housing the gas boiler.

The beautiful landscaped garden is mainly laid to lawn with planted borders, trees and shrubs. There is a gravelled area abutting the property with porcelain stepping tiles leading up to a large tiled pergola seating area. The garden extends beyond to a large gravelled area with a large shed/workshop. There is gated side access and fence enclosed. This is the perfect family garden. The front of the property offers a large block paved driveway with gravelled borders providing off road parking for several vehicles and access into the garage with an up and over door.

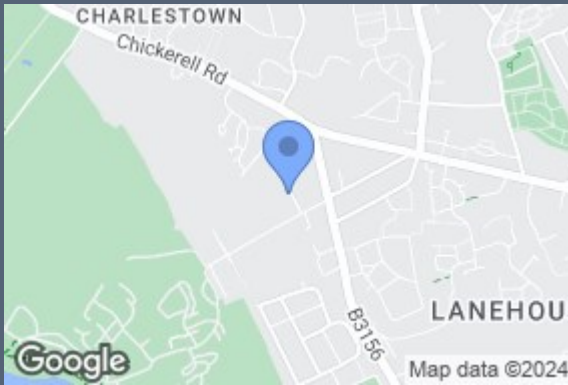
The property sits within a cul-de-sac off Lanehouse Rocks Road, Lanehouse which is ideally situated close to Budmouth Academy. There are local amenities close by including a Tesco store, doctor's surgery and pharmacy. There is a regular bus service to Weymouth town centre.

Services: - Gas central heating. Mains electric & drainage.

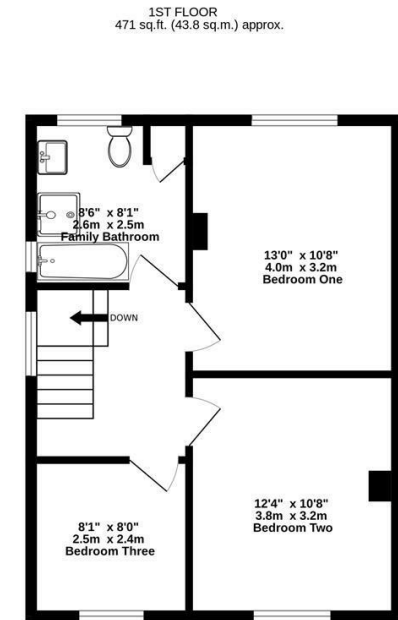
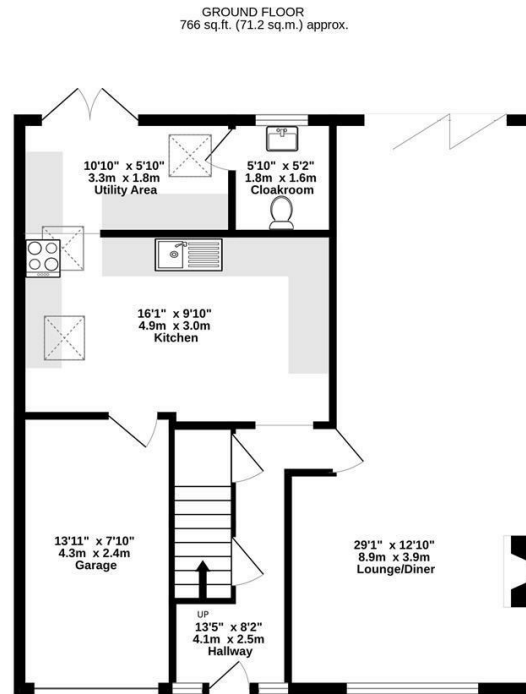
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



TOTAL FLOOR AREA: 1237 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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