



Down Road | Rodwell | Weymouth | DT4 0SB

Offers Over £695,000

BEAUMONT  JONES

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We are delighted to bring to the market this spacious four double bedroom detached chalet style bungalow with far reaching superb views over Portland Harbour and towards Chesil beach from the rear elevation. Beautifully presented through-out and accessed via a private drive, there is a welcoming kitchen/diner (separate utility room), large sitting room and sunroom, four double bedrooms and two modern bathrooms. Outside, this generous plot offers a large driveway, carport and large integral garage, all surround by beautiful gardens.

- Superb Far-Reaching Sea Views over Portland Harbour and towards Chesil Beach
- Beautifully Modernised Kitchen & Bathrooms
- Four Double Bedrooms (Two Bathrooms)
- Large Modern Kitchen/Diner with Patio Doors into the Garden
- Spacious Sitting Room with Further Sunroom overlooking the Garden
- Balcony from the Master Bedroom (with views)

Full Description

Accommodation

The property is accessed via the front door opening into a porch with a further door leading into the large welcoming hallway, there is plenty of space for furniture and doors radiate to the downstairs accommodation. The spacious sitting room is a light room with dual aspect overlooking the surrounding garden. There is ample space for furniture and a focal point being the log burner with pretty tiled surround. At the far end of the sitting room the room is the sunroom, the ideal spot for sitting and enjoying the views whilst overlooking the garden, there is also access from here into the garden. The inviting kitchen/diner also overlooks the pleasant rear aspect, the stylish modern shaker style kitchen offers plenty of storage with a perfectly positioned island unit creating separation from the dining area. There is a built-in dishwasher, AGA range cooker (subject to negotiation) and large freestanding fridge/freezer. The adjacent dining area is a generous size with ample space for furniture with double doors open to the rear garden. The downstairs bathroom offers a modern suite including bath with separate shower cubicle, low level WC and wash hand basin. Bedroom four is located on the ground floor (currently being used as a home office) and is an ample double bedroom. A further door from the hallway opens to an inner hallway, with integral access into the garage and separate utility room. The utility room offers space and plumbing for a washing machine and tumble dryer and access to the garden. The garage/carport/utility area is perfect for re-modelling into an annexe (subject to relevant permissions).



A Spacious Four
Double Bedroom
Chalet Style
Bungalow
Accessed via a
Private Drive



Returning to the hallway, stairs rise to the first floor, the large open landing would make an ideal study or snug, with an impressive, elevated sea view. Bedrooms one and two are located to one side of the first floor. Bedroom one is a generous double bedroom with eaves storage and patio doors opening to a balcony – the perfect position to enjoy morning coffee and take in the superb views. Bedroom two is another double bedroom with further eaves storage and side aspect window. The bathroom is located between both bedrooms and offers a lovely modern suite including a bath, separate large shower cubicle, WC and wash-hand basin. Bedroom three is located to the other side of the first floor and offers another double bedroom with a Velux window and side aspect window and access to more eaves storage.

Outside

The property is accessed via a large driveway providing parking for several vehicles. There is also a carport and large garage with up-and-over door. A path leads to the front door with the remainder of the garden mainly being laid to lawn with pretty and mature shrubs and plantings. The private rear garden is well-kept and offers plenty of different areas to enjoy. There is a large raised decked area accessed via the patio doors from the kitchen/diner with access to a spacious patio area spanning the width of the property and offering a generous space for garden furniture. The remainder of the garden is mainly laid to lawn with several patio areas, mature trees, shrubs and pretty planted areas.

Location

Located in Rodwell, on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

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

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

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Down Road, Weymouth, DT4

Approximate Area = 2161 sq ft / 200.7 sq m (excludes carport)
 Garage = 257 sq ft / 23.9 sq m
 Total = 2418 sq ft / 224.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richecom 2024.
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We value more than your property