



Spa Road | Radipole | Weymouth | DT3 5EN

**Offers Over £395,000**

BEAUMONT  JONES

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Weymouth | DT3 5EN  
Offers Over £395,000**

We are delighted to offer this deceptively spacious five-bedroom family home. Located within the popular family friendly location of Radipole, the extended and spacious accommodation includes a sitting room, downstairs cloakroom, large kitchen/diner/family room, separate utility room, four double bedrooms, a good-sized single bedroom and family bathroom.

- Potential to Create an Off-Road Parking Space to the Front (Subject to Consent)
- Popular Residential Area of Radipole with On-Road Parking Readily Available
- Underfloor Heating to the Ground Floor Accommodation
- Extended Accommodation Includes a Large Kitchen/Diner/Family Room
- Five Bedrooms (Four Double Bedrooms and a good Sized Single)
- Character Features Including High Ceilings & Fireplaces

**Full Description**  
Accommodation

Welcome to The Laurels, a deceptively spacious, extended five-bedroom family home located in the popular location of Radipole. Well-maintained and beautifully presented throughout, entrance to the property is via the front door opening into the porch with storage and further door into the welcoming sitting room. This spacious area offers an attractive bay window and focal fireplace with modern tiled chimney breast. An archway leads through to an inner hall with access to the downstairs cloakroom before opening up into an impressive kitchen/dining/family room. This extended room would be the



A Substantial  
Extended Five  
Bedroom Family  
Home in Radipole.



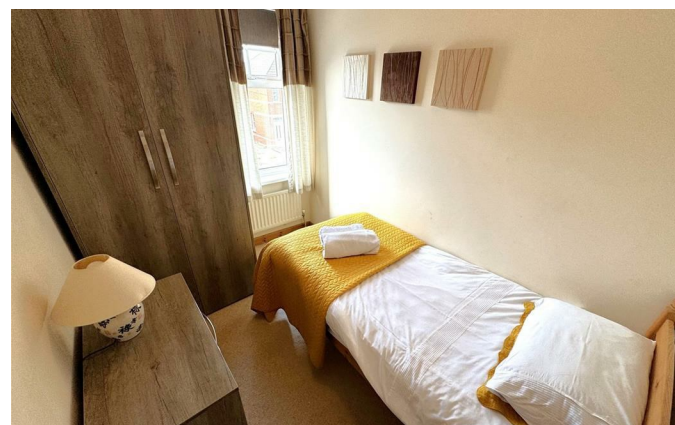
hub of this family home. A large light space with Velux windows, rear aspect window and patio doors opening into the garden. The beautifully appointed kitchen offers modern shaker style wall and base units with solid work surfaces over. There is a breakfast bar area, island unit with soft close pan drawers, space for a large fridge/freezer, Range style cooker and built-in Neff dishwasher. Open to the dining area with lovely views over the rear and access into garden, the dining area could accommodate a large table and chairs. The adjacent utility room is a useful generous sized space with further units for storage, space and plumbing for a washing machine & tumble dryer.

Stairs from the entrance rise and turn to the split level first floor, to the rear of the first floor is the master bedroom and family bathroom. The master bedroom is a lovely sized double bedroom with views over the garden, built-in wardrobes and storage space, there is a discreet walk-in shower area and wash hand basin with vanity unit to one side of the room. The adjacent fully tiled family bathroom comprises of a WC, bath with shower over, travertine stone wash hand basin and vanity unit.

To the front of the house, you will find bedroom two, a large double bedroom with double front aspect windows. Bedroom three, a further generous sized double bedroom with rear aspect and built-in storage. Bedroom five, is a front aspect generous sized single bedroom. Stairs from the first-floor landing lead up to the second floor and remaining bedroom (bedroom four). This space could work well for older children with a landing area, which could accommodate a desk area, opening into further useful space which currently houses a wash hand basin with vanity storage and opening into bedroom four. A good-sized double bedroom with Velux window offering open far-reaching views. There is access on both sides to eaves storage.

#### Outside

To the front of the house is an attractive Victorian style tiled pathway leading to the house, nicely appointed front patio and bin area. This area could accommodate a small car (subject to consent) with a drop kerb. The beautifully landscaped rear garden offers a variety of sitting areas including a stone patio area abutting the house, a large, raised area – perfect for



entertaining and finished with anti-slip porcelain wood effect tiles. The remainder of the garden includes a gravelled and lawn area with space for a shed, and a gate offering rear access.

#### Location

Radipole is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. Radipole Nature Reserve and newly renovated gardens, park and café are with-in walking distance with Radipole Park Drive taking you into Weymouth town centre. The Lodmoor Country Park is also just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also nearby and a regular bus service serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Currently on Business Rates.

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

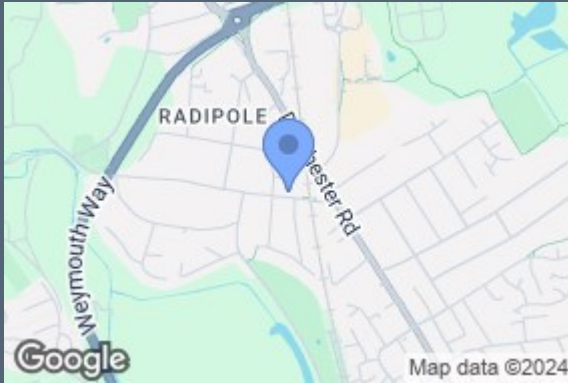
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Beautifully Presented Throughout with Large Kitchen/Diner/Family Room.

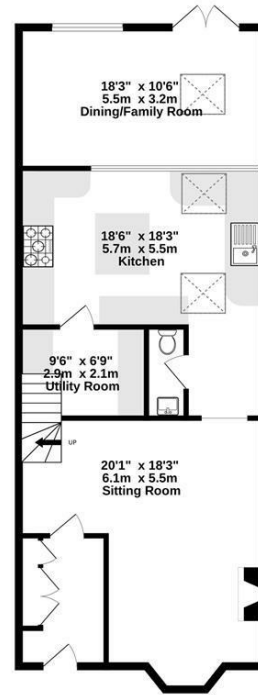




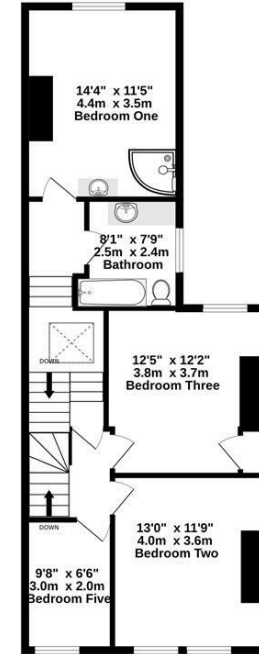
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

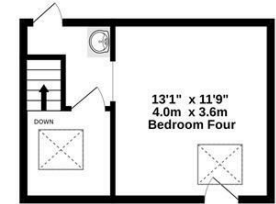
GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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*We value more than your property*

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