



Knightsdale Road | | Weymouth | DT4 0HU

**Offers Over £425,000**

BEAUMONT  JONES

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Weymouth | DT4 0HU  
Offers Over £425,000**

We are delighted to offer a substantial extended three bedroom detached family home offering approx. 100ft South facing rear garden within walking distance of the town centre. The property is immaculate throughout boasting a large open-plan hall/lounge and dining area, generous sized kitchen, conservatory, utility room, downstairs cloakroom, bathroom with a Jack & Jill set up to the master bedroom, garage and off road parking for several vehicles.

- Substantial Three Bedroom Detached Family Home
- Views Over The Marsh
- Generous Sized Kitchen
- Garage
- Approx. 100ft South Facing Rear Garden
- Open-Plan Hall/Lounge & Dining Area
- Conservatory
- Off Road Parking For Several Vehicles/Parking For A Motor Home

**Full Description**

Entrance into this substantial family home is via a front aspect double glazed door leading into a porch with a wooden glazed door leading into a spacious open-plan hall/living room and dining area. Stairs rise to the first floor, built in under stair storage cupboard, front aspect double glazed bay window, working open fire, rear aspect double glazed door leading into the conservatory, internal side aspect window to the utility, five wall mounted radiators and Scotia Oak veneer wood flooring. An opening and steps leads down to a generous sized kitchen offering a range of eye and base level units with work surfaces over, space



This is the perfect family home offering approx. 100ft South facing rear garden with views over The Marsh.



plumbing for a dishwasher and American fridge/freezer, space for an electric/gas cooker, underfloor heating, LED spot lights, rear aspect double glazed window, loft access via a hatch and a side aspect double glazed door leading through to the conservatory. A door off the kitchen leads through to the utility room and cloakroom. The utility offers a front aspect double glazed door, side aspect double glazed window, space and plumbing for a washing machine and a wall mounted gas combi boiler. The cloakroom has a side aspect double glazed window, low level WC, wall mounted corner wash hand basin and a wall mounted radiator. The double glazed conservatory offers dual aspect windows, rear aspect double glazed patio doors leading out onto the garden, glass roof, power points and lighting.



The first floor offers a spacious landing with a large side aspect double glazed window, wall mounted radiator and doors lead through the three bedrooms and family bathroom. Bedroom one is a generous sized double with a rear aspect double glazed window overlooking the mature rear garden and views over The Marsh, wall mounted radiator and a door leads through to a Jack & Jill bathroom. Bedroom two is a further double room offering a front aspect double glazed bay window, fitted sliding door wardrobes and a wall mounted radiator. Bedroom three is a generous sized single offering a front aspect double glazed bay window, internal stain glass window over the stairwell, wall mounted radiator and loft access with a pull down ladder. The loft is being currently used as a home office with a rear aspect Velux skylight, power points and lighting. The main bathroom has a Jack & Jill set up to the master bedroom offering a P-Shaped panel enclosed bath with a mixer shower system over, low level WC, wash hand basin, wall mounted towel rail heater, underfloor heating, dual aspect double glazed windows and LED spot lights.



Outside offers an approx. 100ft enclosed South facing rear garden over looking The Marsh. The garden is mainly laid to





lawn with various planted borders, trees, shrubs and apple trees. There is a patio area abutting the property and space for a large 6 seater hot tub in a secluded area of the garden. The garage has an up and over door with power and lighting. There is a large side area laid to hard standing which could be used for additional off road parking or storage for a motorhome/caravan. The front of the property offers a driveway providing off road parking and double wooden gates leads through to additional parking and the garden. The front garden is wall enclosed laid to hard standing with planted borders.

The property sits within walking distance to the town centre and harbour as well as a supermarket, Weymouth swimming pool and gym, the Rodwell trail and the Marsh. This property is the ideal family home with good local Primary & Secondary schools close by.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band D. Services Gas central heating. Mains electric & drainage.

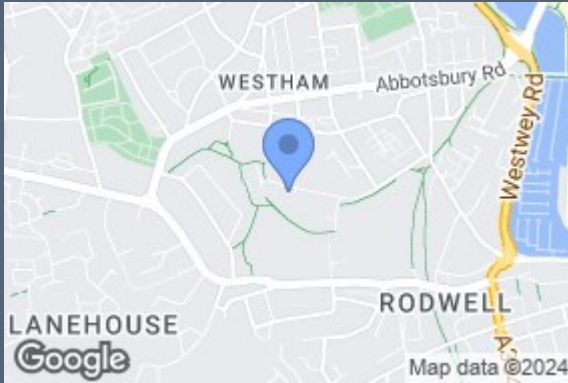
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



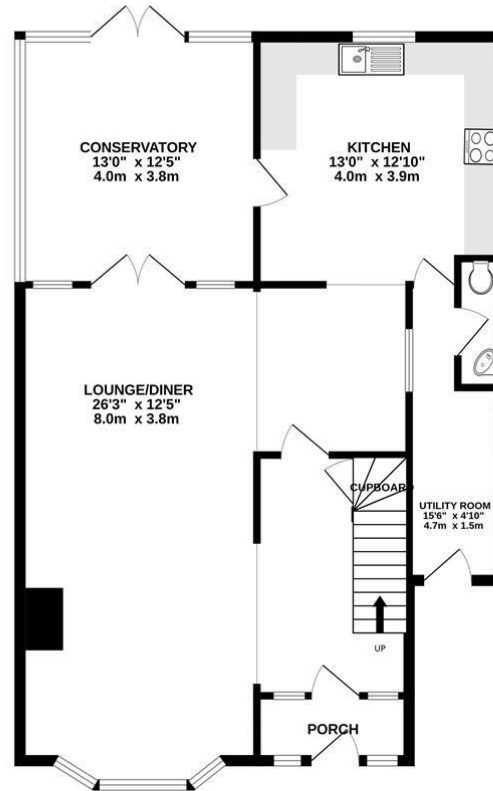
Substantial extended detached family home within walking distance of the town centre & harbour.



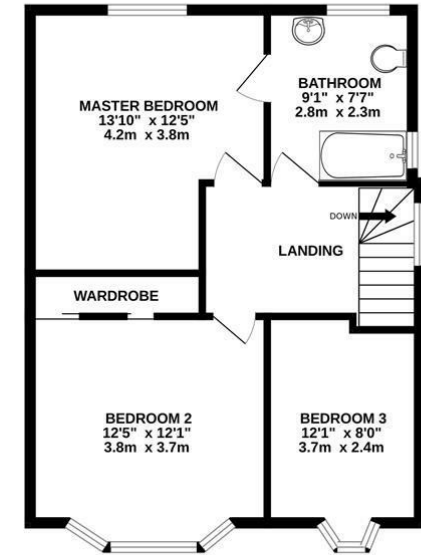


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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*We value more than your property*

33 St Thomas Street  
Weymouth  
Dorest  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk