



Ambleside | | Radipole | DT3 5HH

**Offers Over £525,000**

BEAUMONT  JONES

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Offers Over £525,000**

We are delighted to offer a spacious four bedroom detached family home set within a cul-de-sac in the popular location of Radipole. The property is close to good local schools including Radipole Primary and The Wey Valley Academy. The property boasts a generous sized living room, dining room, office, modern kitchen with a centre island, downstairs cloakroom, en-suite to master bedroom, large family bathroom, rear garden with great scope to the side for an extension STPP, driveway providing off road parking and a garage.

- Four Bedroom Detached Family Home
- Radipole Location
- Home Office
- Kitchen with Centre Island
- Enclosed Rear Garden
- Great School Catchment
- Set Within a Cul-De-Sac
- Generous Sized Living Room
- Off Road Parking & Garage
- En-Suite to Master Bedroom

### Full Description

Entrance into the property is via a front aspect double glazed composite door leading into the hallway with stairs rising to the first floor, wall mounted radiator, LVT vinyl flooring and doors lead through to the main principle rooms. The cloakroom has a side aspect double glazed window, low level WC, wall mounted wash hand basin, wall mounted radiator and LVT vinyl flooring. The generous sized living room offers rear aspect double glazed sliding patio doors leading out onto the garden, side aspect full height double glazed windows, gas fire set within a surround and hearth, wall mounted radiator, wooden bi-foldable doors lead through to the office



This property is the ideal family home set within a cul-de-sac in Radipole with great schools just moments away.



and a door leads through to the kitchen. The office is perfect for home working offering a front aspect double glazed window and a wall mounted radiator. The generous sized modern fitted kitchen offers a range of eye and base level units with work surfaces over, fixed centre island, double integral oven with inset five ring gas burner and extractor hood over, space and plumbing for a dishwasher, space for a fridge/freezer, kitchen cupboard houses the gas boiler, built in under stairs storage cupboard, wall mounted radiator, tiled floor, rear aspect double glazed window, side aspect double glazed door leading out onto the garden and a door leads through to the separate dining room. The dining room offers a good amount of space for a large dining table and chairs, front aspect double glazed window and a wall mounted radiator.

The first floor offers a landing area with a front aspect double glazed window, loft access via a hatch, built in airing cupboard and doors lead through to the four bedrooms and garage family bathroom. Bedroom one is a generous sized double offering a rear aspect double glazed window, wall mounted radiator, plenty of space for bedroom furniture and a door leads through to the en-suite offering a shower cubicle with a wall mounted shower system, vanity wash hand basin, low level WC, wall mounted radiator and a rear aspect double glazed window. Bedroom two is a double with a front aspect double glazed window and a wall mounted radiator. Bedroom three is a further double offering a front aspect double glazed window and a wall mounted radiator. Bedroom four is a good sized small double offering a rear aspect double glazed window and a wall mounted radiator. The large modern family bathroom comprises of an L-Shaped panel enclosed bath with a wall mounted mixer shower system over, concealed WC and wash hand basin, wall mounted towel rail heater, tiled flooring, fully tiled walls and a side aspect double glazed window.



Outside offers an enclosed rear garden with gated side access. There is a patio area abutting the property leading onto a decking area and a raised lawned area with planted shrubs and trees. There is a large side garden area with a door leading into the garage. This area could be part of a great extension to the existing house or an additional dwelling/annexe STPP. The front garden offers a lawned area and a driveway providing off road parking for up to 3/4 vehicles. The garage has an up and over door with power and lighting.

The property sits within a popular cul-de-sac within Radipole which is ideally situated close to local amenities, supermarkets, doctors surgery and is within the Radipole Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with a path leading to Greenhil beach and gardens. Radipole Park & Gardens are within a short stroll away.

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

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. Beaumont Jones is a member of The Property Ombudsman. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



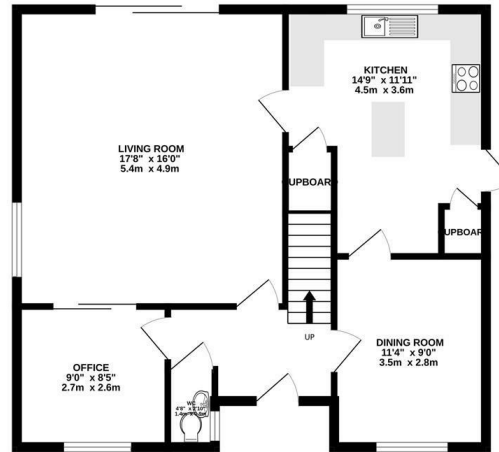
There is great scope to extend to the side of the property STPP.



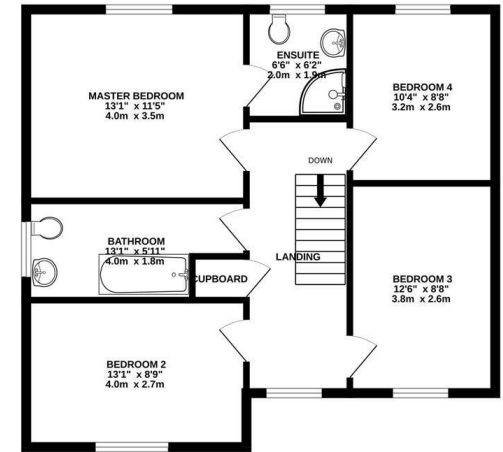


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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

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