



Buddleia Close | | Weymouth | DT3 6SG

£390,000

BEAUMONT  JONES

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We are delighted to offer a four bedroom extended semi-detached family home set within a quiet cul-de-sac within Preston Downs. The property offers an abundance of living space including a spacious lounge/diner, conservatory, modern kitchen, downstairs cloakroom, large family bathroom, beautiful secluded garden, car port providing off road for three cars and a garage.

- Extended Four Bedroom Family Home
- Car Port Providing Off Road Parking For Three Cars
- Beautiful Rear Garden
- Lounge/Diner
- Spacious Throughout
- Garage
- Conservatory
- Large Family Bathroom

Full Description

Entrance into this lovely and welcoming extended four bedroom family home is via a front aspect wooden glazed door leading into a hallways with stairs rising to the first and doors lead through to the ground floor accommodation. The cloakroom offers a low level WC and wash hand basin. The modern kitchen has a range of eye and base level units with work surfaces over, concealed sockets set within the units, integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a fridge freezer, LED lighting within the kickboards and a wall mounted gas boiler. The spacious lounge/diner offers a built



Spacious four bedroom extended family home within a quiet cul-de-sac.



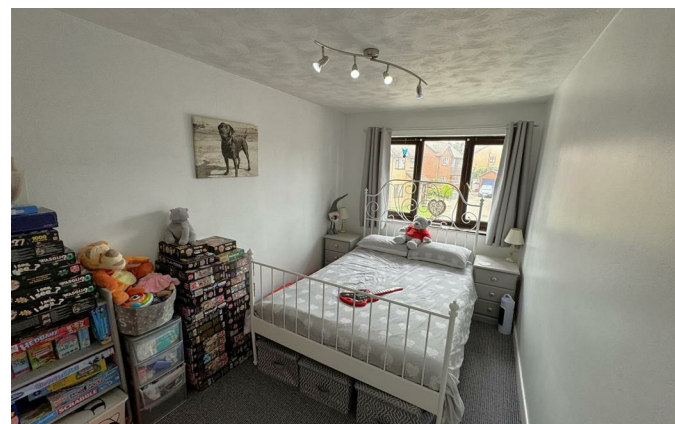
in under stair storage cupboard and wooden bi-foldable doors leads through to a double glazed conservatory with dual aspect double glazed windows overlooking the beautiful and secluded rear garden and rear aspect double glazed door leading out onto the garden.

The first floor offers a spacious landing with a built in airing cupboard and doors lead to four bedrooms and the large family bathroom. Bedroom one is a generous sized double offering built in wardrobes, lovely views over towards Bincombe Bumps, shower cubicle and a contemporary wash hand basin. Bedroom two is part of the extension and offers a spacious double room with access to the loft with a pull down ladder. The loft is fully boarded with a Velux skylight and can be used as a study/games room. Bedroom three is a further double and bedroom four is a good sized single/small double. The family bathroom is also part of the extension offering a shower cubicle, panel enclosed bath, low level WC and a wash hand basin.

Outside offers a fully enclosed and generous sized garden with a patio area abutting the property, decking area and the remainder of the garden is laid to lawn. There are beautiful planted borders and shrubs, gated side access and a section to the side of the property laid to patio with a garden shed. The garage has an up and over door with power and light. There is a car port proving off road parking for three cars to the side of the property.

The property sits within a peaceful cul-de-sac located close to local amenities, primary and secondary schools. The property has good transport links serving Weymouth and Dorchester and Upwey train station is close by.

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



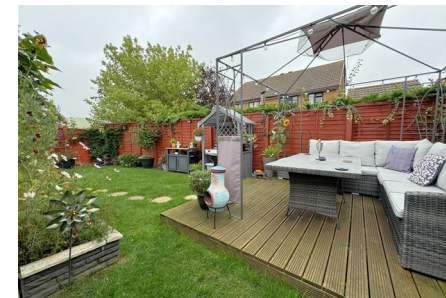
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C.

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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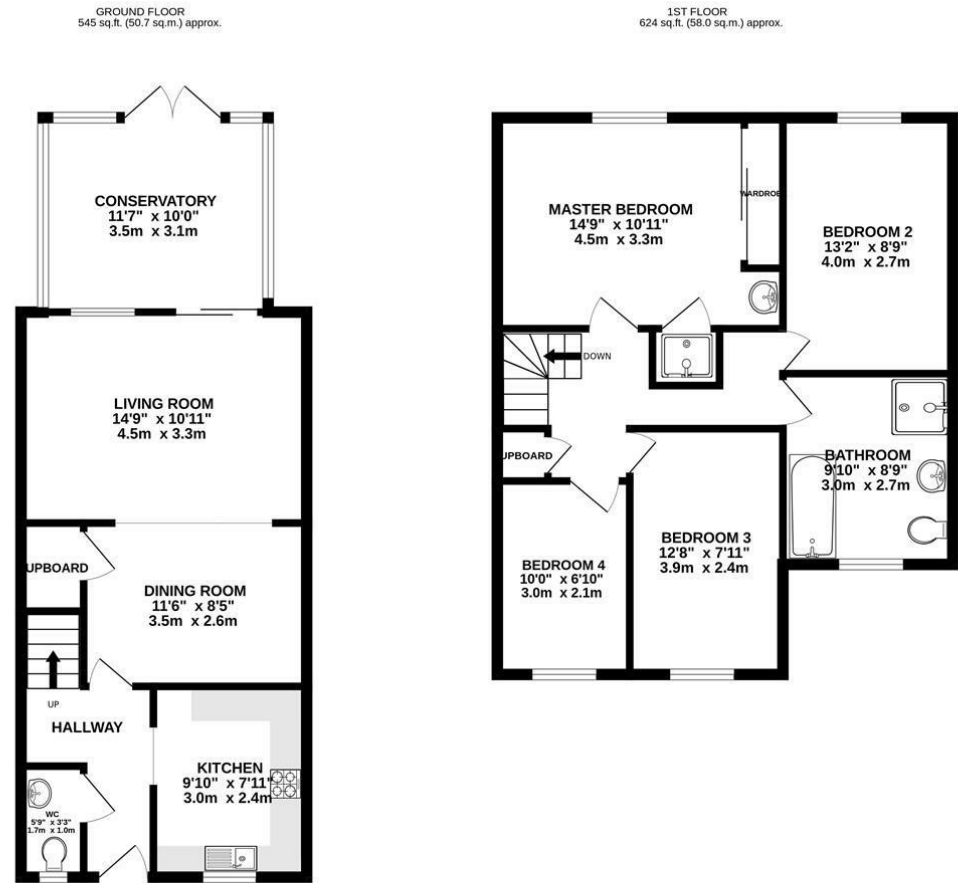
Beautiful secluded garden and car port providing off road parking for three cars.





Energy Efficiency Rating

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



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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