



St. Andrews Avenue | | Weymouth | DT3 5JS

**Offers Over £385,000**

BEAUMONT  JONES



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Offers Over £385,000**

We are delighted to offer a beautiful extended three bedroom detached family home within the popular location of Lodmoor. This property is immaculately presented throughout offering a modern kitchen/diner, cloakroom, en-suite to master, large contemporary family bathroom, garden, garage and parking.

- Extended Three Bedroom Detached Family Home
- Lodmoor Location
- Kitchen/Diner
- Great School Catchment
- Modern & Contemporary Throughout
- En-Suite to Master Bedroom
- Large Family Bathroom
- Garage & Off Road Parking

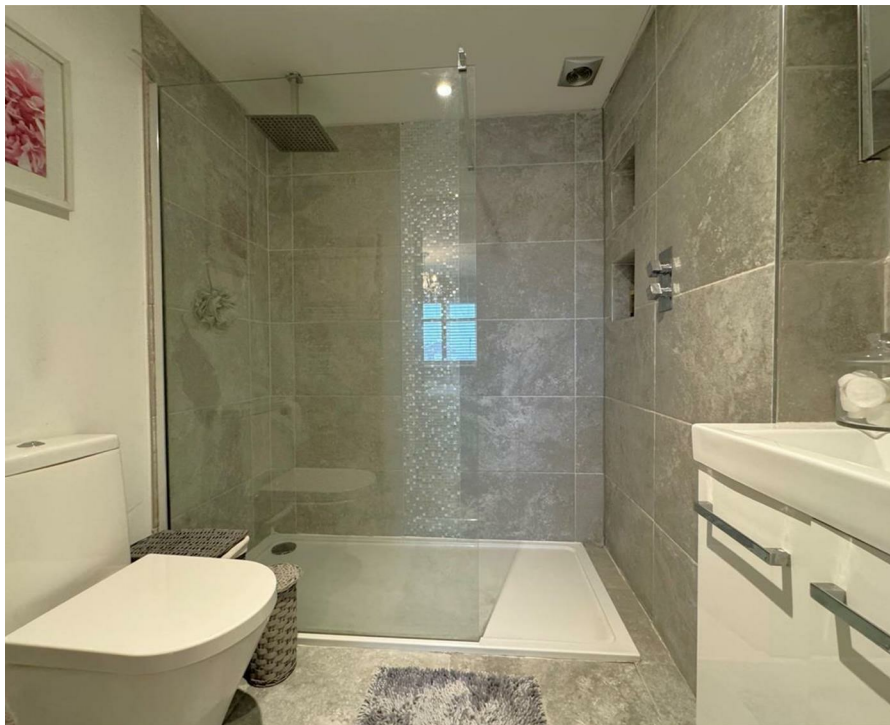
**Full Description**

Entrance into this beautiful extended family home is via a composite door leading into a porch with a further double glazed door leading into the hallway. Stairs rise to the first floor, built in under stair storage cupboard, doors lead to the living room and cloakroom and a double wooden glazed door leads through to the kitchen/diner. The cloakroom has a rear aspect window, concealed WC and vanity wash hand basin. The living room is a generous size with a front aspect window with fitted shutters, rear aspect door leading out onto the garden with glass units either side and electric fire with wooden surround and hearth. The kitchen/diner is part of the double storey extension offering a contemporary and modern design and an abundance of space for a dining table and chairs. Eye and base level units with Quartz worktops over, breakfast bar, integral NEFF oven and microwave oven with inset NEFF induction hob and extractor hood over, integrated appliances including washing machine, dishwasher and fridge/freezer. Front aspect window with fitted shutters, rear aspect window and side aspect door leading out onto the garden.





Immaculate  
extended detached  
family home  
nestled in a quiet  
cul-de-sac.



The first floor offers a landing area with a front aspect window with fitted shutters, rear aspect window, loft access via a hatch and doors lead to three bedrooms and family bathroom. Bedroom one is a good size double with a front aspect window with fitted shutters, large built in double wardrobes and an opening into the en-suite. Modern suite offering a double walk-in shower cubicle with a wall mounted rainfall shower system, low level WC, vanity wash hand basin and a wall mounted towel rail heater. Bedroom two is a double bedroom offering a front aspect window with fitted shutters. Bedroom three offers a rear aspect window overlooking the garden. The large contemporary family bathroom is part of the double storey extension offering a modern suite comprising a panel enclosed bath, corner shower cubicle with a wall mounted mixer shower system, concealed WC, contemporary floating vanity unit with a circular inset wash basin, double built in storage/airing cupboard and a wall mounted radiator.

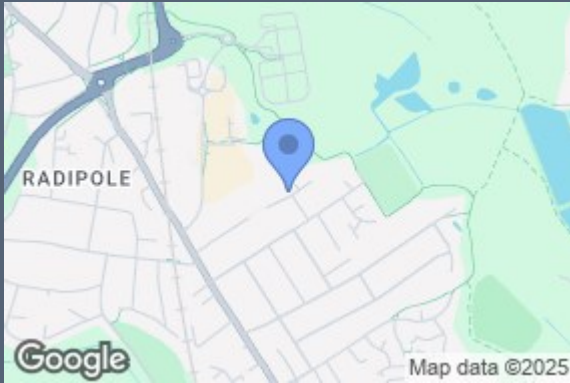
The enclosed garden offers low maintenance mainly laid to artificial grass, raised decking and a patio area. Access to the garage via a door and gated side access. The front garden is laid to block paving with a driveway providing off road parking and a garage with an up and over door with power, lighting and a sink unit with water supply.

The property sits within a quiet cul-de-sac in Lodmoor 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 Greenhill beach and gardens. Weymouth Rugby Club is also just moments away and a regular bus service is close by serving Weymouth & Dorchester.

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

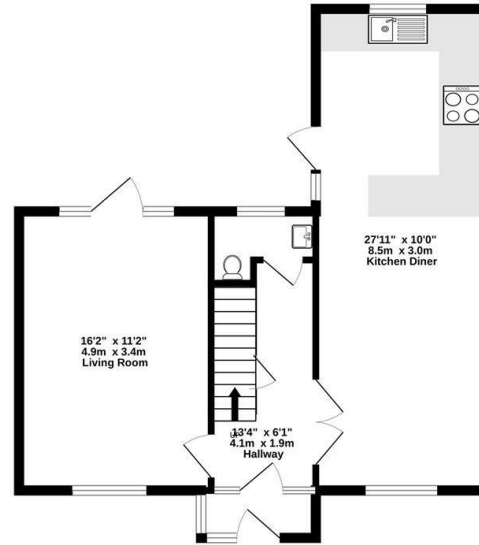
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

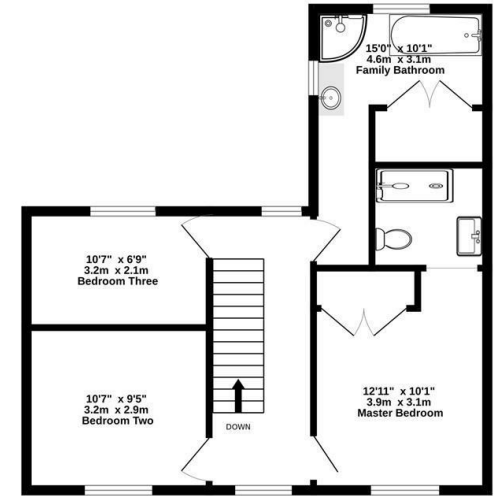


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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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