



Cleveland Avenue | Lodmoor | Weymouth | DT4 7RD

**Offers Over £500,000**

BEAUMONT  JONES



## Cleveland Avenue | Lodmoor Weymouth | DT4 7RD Offers Over £500,000

Offered with no onward chain, we are delighted to offer an extended and spacious four bedroom detached bay-fronted family home built in 1932 and retaining plenty of character features within the popular location of Lodmoor. This perfect family home is within a great school catchment offering a large single garage to the rear of the property, off road parking, two large reception rooms, modern fitted kitchen, downstairs cloakroom, South-West facing landscaped rear garden, generous sized bedrooms, family bathroom and beautiful far reaching views over Lodmoor and out to countryside and coast.

- Extended & Spacious Four Bedroom Detached Family Home
- Built in 1932 & Owned by The Current Owners For The Last 34 Years
- Large Single Garage & off Road Parking
- Great School Catchment within Lodmoor
- Well-Presented Throughout
- Bay-Fronted
- South-West Facing Landscaped Rear Garden
- Two Large Reception Rooms
- Generous Sized Bedrooms
- No Onward Chain

### Full Description

Entrance into this beautiful family home is via a front aspect wooden glazed door leading into a covered storm porch with an original wooden stained glass door leading into a spacious and welcoming hallway, front aspect stained glass windows, side aspect window, stairs rise to the first floor, beautiful engineered oak flooring runs throughout the downstairs, built in understairs storage cupboard and original internal doors lead through to principal rooms. The generous sized front living room offers an abundance of space with a front aspect bay window with original stained glass fan lights, original fireplace and a wall mounted radiator. The property benefits a downstairs cloakroom off the hallway with a side aspect window, WC with a concealed cistern and a wall mounted wash hand basin. The spacious and extended rear living room/dining room is the hub of the home





This beautiful family home was built in 1932 and has been the perfect family home for the current owners for the last 34 years.



offering a wood burning stove, rear aspect windows, rear aspect door leading out onto the garden, rear aspect Velux skylight, two wall mounted radiators and access into the kitchen via a wooden glazed door. The downstairs living space flows nicely with access into the kitchen from the hallway as well as the rear living room/dining room. The modern kitchen is also part of the extension offering a generous room size with great space with a space for a breakfast table and chairs. The shaker style fitted kitchen comprises base level units with worksurfaces over, integral eye level NEFF double oven and grill with inset NEFF hob and NEFF extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer and dual aspect windows.

The first floor offers a good sized landing area with stairs rising to the second floor, side aspect window and doors lead through to bedrooms one, two three and the family bathroom. The master bedroom is a generous sized double offering a front aspect bay window with original stained glass fan lights and far reaching views over Lodmoor and out to countryside and coast, built in open storage within the alcoves and a wall mounted radiator. Bedroom two is a further generous sized double offering a rear aspect window overlooking the beautiful South-West facing landscaped garden, double built in airing cupboard housing the gas boiler, built in open storage into the alcove and a wall mounted radiator. Bedroom three is a good sized small double/good sized single offering a front aspect bay window with original stained glass fan lights and far reaching views over Lodmoor and out to countryside and coast, fitted shelving and a wall mounted radiator. The family bathroom comprises a suite including a large cast iron bath with telephone style mixer taps, double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted upright radiator, built in storage cupboard and a rear aspect window.

The second floor offers a landing area with a side aspect window and a door leads into bedroom four, this is a good sized bedroom which is slightly eaved offering front and rear aspect Velux skylights enjoying beautiful far reaching views over Lodmoor and out to countryside and coast from the front, generous sized built in storage into the eaves and a built in wardrobe.

#### Outside

The south west facing landscaped rear garden is a tranquil and private space full of interest for wildlife and an aspiring gardener. The garden has a white wisteria and grape vine covered pergola







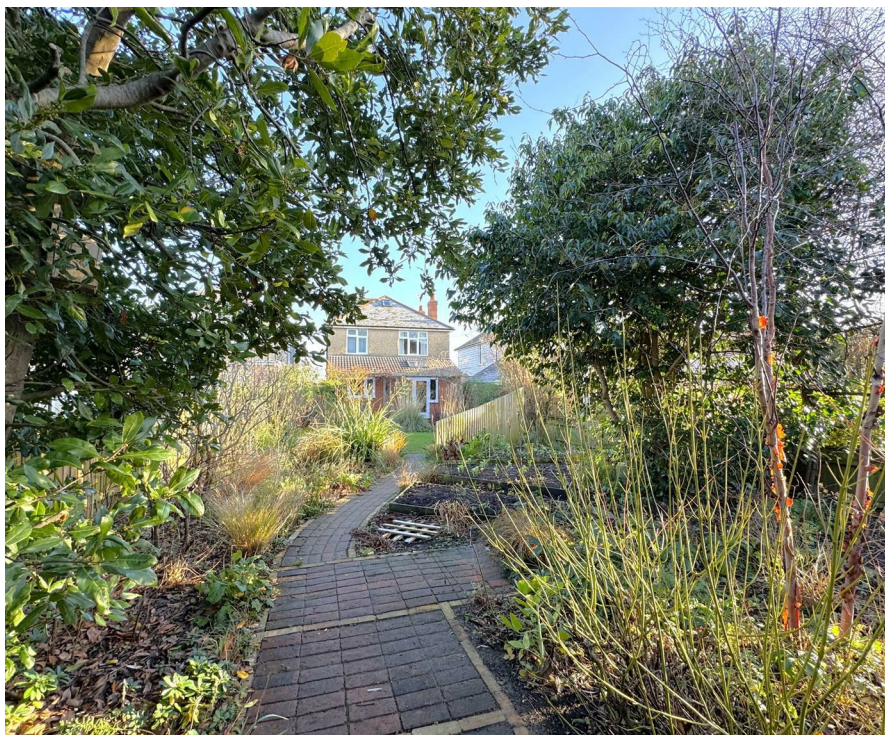
over the terrace providing shade; a neat lawn with a reclaimed brick path passing a timber screen and raised vegetable beds; a small woodland area and coppice with a mini pond. To the side of the garage is a greenhouse. There are several hundred different species of unusual plants including trees such as Portuguese Laurel and Chinese Birch; shrubs and roses; herbaceous plants and grasses. The garden is full of plants covering the ground in summer and so minimum maintenance is needed. A door leads into the large single garage which is currently used as a recreation room/workshop offering a great space with two Velux skylights, power, lighting and double wooden doors leading out onto the main access lane. The garden also benefits from gated rear access. The front of the property offers a graveled driveway providing off road parking for two/three cars and side pedestrian access. There is vehicular access via a lane to the rear of the property which is located off Grove Avenue with access to the garage.

#### Location

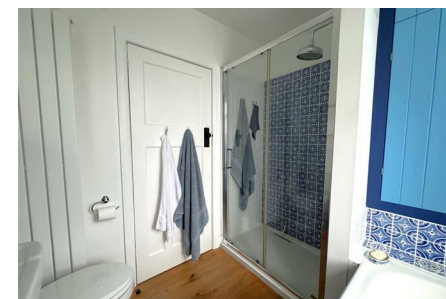
The property sits within a popular residential road in Lodmoor, one of the most desirable locations to live in within Weymouth. The property is ideally situated close to local amenities, supermarkets, doctors surgery and is within the Radipole Primary, St. John's Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with paths leading to Overcombe, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

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

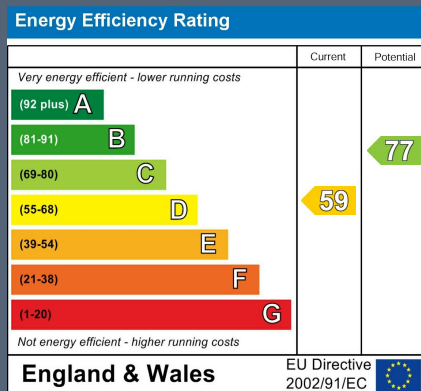
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The property boasts a beautiful South-West facing landscaped rear garden plus a large single garage to the rear of the property.







TOTAL FLOOR AREA : 1627 sq.ft. (151.1 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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