



Knightsdale Road | | Weymouth | DT4 0HS

Offers Over £350,000



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We are delighted to offer an immaculate and spacious four bedroom bay-fronted semi-detached family home positioned on a generous sized plot within walking distance of the town centre and Rodwell Trail. The property boasts off road parking for up to three vehicles, two reception rooms, two bathrooms with master en-suite, views over The Marsh, great scope to extend STPP, downstairs cloakroom and large side and rear gardens. Viewing is a must to be appreciated.

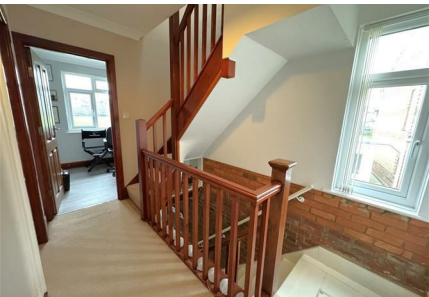
- Four Bedroom Bay-Fronted Semi-Detached Family Home
- Off Road Parking For up to Three Vehicles
- Views Over The Marsh
- Great Scope to Extend STPP
- Solar System for Water
- Generous Sized Plot
- Two Reception Rooms
- Two Bathrooms with Master En-Suite plus Downstairs Cloakroom
- Walking Distance of The Town Centre & Rodwell Trail

Full Description

Entrance into this lovely family home is via a front aspect double glazed composite door leading into a spacious porch with a wooden stained glass door leading into a welcoming hallway with stairs rising to the first floor, two front aspect windows, feature exposed brick wall, built in under stairs storage cupboard and doors lead through to the principle rooms. The spacious living room boasts a front aspect double glazed box bay window with views over The Marsh. The separate dining room is a generous size offering a rear aspect double glazed window overlooking the garden. The kitchen has dual aspect double glazed windows, eye and



This period bay-fronted four bedroom home would make the perfect family home offering off road parking and is within walking distance of the town centre.



base level units with work surfaces over, space for an electric cooker however there is a gas point for a gas cooker, space for an under counter fridge, built in pantry, breakfast bar, great scope to extend through to the dining room or extend out to the side/rear STPP to create the perfect family entertaining area. An opening leads through to the rear lobby where you will find a side aspect double glazed door leading out onto the gardens, a utility cupboard housing the washing machine and storage and a further door leads to the downstairs cloakroom offering a rear aspect double glazed window and a WC.

The first floor landing offers a side aspect double glazed window, stairs rise to the second floor and doors lead through to bedrooms two, three, four and family shower room. Bedroom two is a generous sized double boasting a front aspect double glazed box bay window enjoying views over The Marsh, airing cupboard housing the pressurised tank system and control panels for the water solar system. Bedroom three is a further double offering a rear aspect double glazed window overlooking the rear garden. Bedroom four is a single room and currently being used as a home office with a front aspect double glazed window enjoying views over The Marsh. The family shower room offers a modern suite comprising a shower cubicle with a wall mounted mixer shower system, low level WC, vanity wash hand basin, wall mounted towel rail heater, wall mounted radiator and a rear aspect double glazed window.

The master bedroom is located on the second floor offering a generous sized room with slightly eaved ceilings, rear aspect double glazed Dormer window, two front aspect Velux skylights with beautiful views over The Marsh and over Weymouth, storage into the eaves and a door leads through to the en-suite. This spacious and modern en-suite bathroom comprises a panel enclosed bath with shower attachment, shower cubicle with a wall mounted mixer shower system, low level WC, vanity wash hand basin, wall mounted towel



rail heater, wall mounted radiator and a rear aspect double glazed Dormer window.

Outside offers a fully enclosed garden with a large side garden laid to lawn, planted trees and border with gated side access leading to the front of the property. This area could easily be developed to allow for a garage or an extension to the main house STPP. The rear garden is a generous size laid to lawn and hard standing with gated rear access and a large garden shed. The front of the property offers a block paved driveway providing off road parking for up to three vehicles.

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 C. Services Gas central heating. Mains electric & drainage. Solar panel system for water.

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.

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



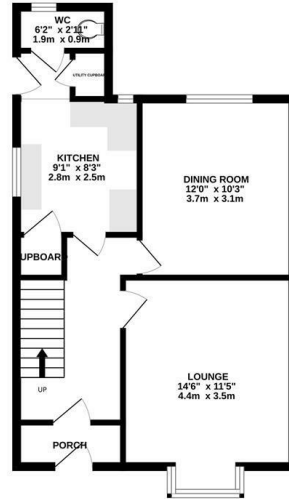
The property is well positioned and sits on a generous sized plot with great scope to extend STPP.



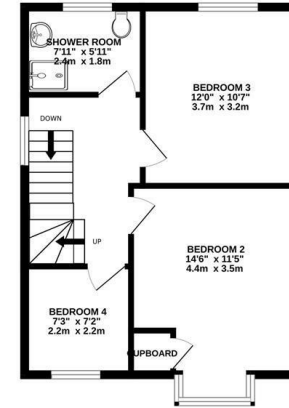
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We value more than your property

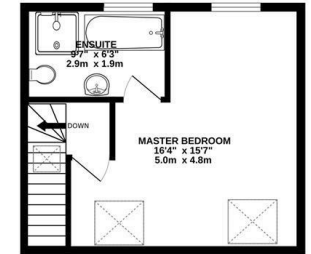
GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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