



Cleveland Avenue | Lodmoor | Weymouth | DT4 7RE

**Offers Over £475,000**

BEAUMONT  JONES

## Cleveland Avenue | Lodmoor Weymouth | DT4 7RE Offers Over £475,000

We are delighted to offer an attractive bay-fronted three bedroom detached family home within the popular location of Lodmoor. Boasting approx. 100ft South-Westerly facing rear garden the property is beautifully presented throughout offering a generous sized modern kitchen/diner, downstairs cloakroom, spacious living room, large modern bathroom, off road parking and a summerhouse/garden room/home office. Viewing of this beautiful property must be viewed to be fully appreciated.

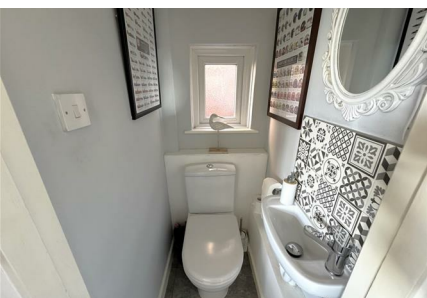
- Attractive Bay-Fronted Three Bedroom Detached Family Home
- Approx. 100ft South-Westerly Facing Rear Garden
- Generous Sized Kitchen/Diner
- Beautiful Bathroom Suite
- Great School Catchment
- Situated In Lodmoor
- Driveway Providing off Road Parking
- Spacious Living Room
- Great Scope to Extend STPP
- Beautifully Presented Throughout

### Full Description

Entrance into this beautiful family home is via a front aspect double glazed composite door leading into an enclosed storm porch greeted with beautiful stained glass windows and door leading into a welcoming hall with stairs rising to the first floor, Parquet flooring, built in under stair storage cupboards, wall mounted radiator and doors lead through to the principle rooms. The bay-fronted living room offers great space with solid Oak wood flooring and a wall mounted radiator . The beautifully designed kitchen/diner is the hub of the home overlooking the South-Westerly facing rear garden. The modern fitted shaker style kitchen comprises eye and base



This attractive family home offers approx. 100ft South-Westerly facing rear garden.



level units with Oak wooden worktops, space for a Range gas cooker and fitted extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, integrated wine cooler, two wall mounted upright radiators, space for a large dining table and chairs, rear aspect double glazed window, rear aspect double glazed patio doors lead out onto the beautiful garden and a door leads into the cloakroom. The cloakroom offers a side aspect double glazed window, low level WC and a wall mounted wash hand basin.

The first floor offers a spacious landing area with a side aspect double glazed window, loft access via hatch with great scope to convert to a further bedroom STPP and doors lead through to the three bedrooms and beautiful family bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed bay window and a wall mounted radiator. Bedroom two is a further generous sized double offering a wall mounted radiator and a rear aspect double glazed window overlooking the beautiful garden. Bedroom three is a good sized single offering a front aspect double glazed window, built in storage cupboard over the stairwell and a wall mounted radiator. The modern and contemporary bathroom comprises a suite including a large oval panel enclosed bath, double shower cubicle with a wall mounted mixer shower system, combined vanity wash hand basin and WC with a concealed cistern, fully tiled walls, wall mounted towel rail heater, wall mounted radiator and a rear aspect double glazed window.

Outside boasts approx. 100ft level South-Westerly facing rear garden laid to lawn and patio with a hard standing area with a pergola. There's various planted shrubs, trees and planted borders. Garden shed, greenhouse and a large summerhouse with power and lighting, this would make an excellent home office/garden room/studio. Attached to the



summerhouse is a storage shed. There is gated side access and great scope for extensions to the rear and side of the property STPP. There is lapsed planning permission for a double storey extension to the rear. The front offers a well-maintained front garden laid to lawn with planted borders and shrubs. There is a driveway providing off road parking for up to two cars tandem style.

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.

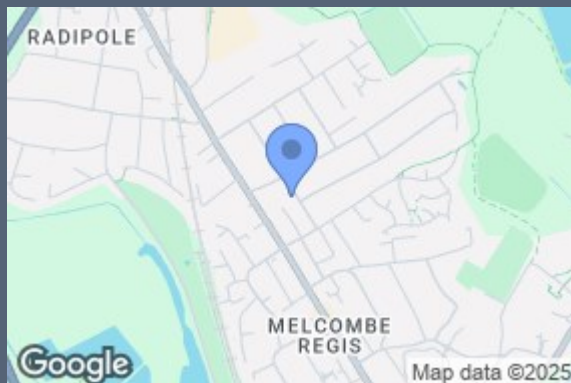
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

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.



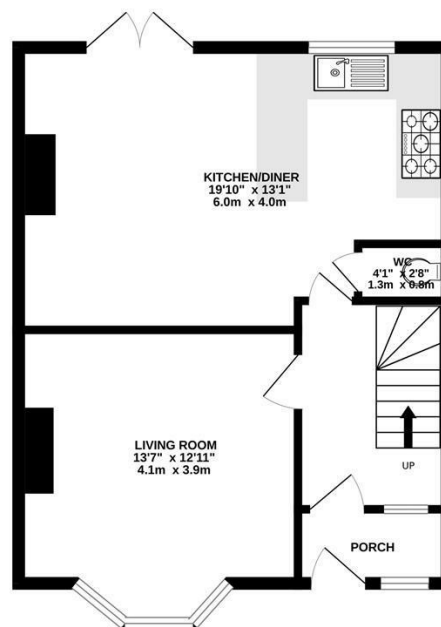
Great scope to extend STPP.



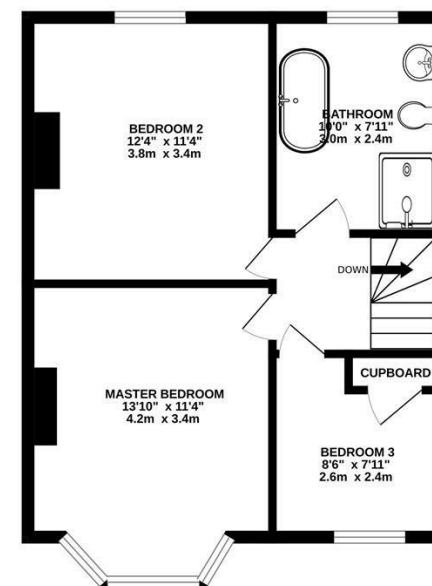


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



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



TOTAL FLOOR AREA: 956 sq.ft. (88.8 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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