



Holland Road | | Weymouth | DT4 0AL

Offers Over £475,000

BEAUMONT  JONES

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We are delighted to offer a substantial five bedroom character bay fronted family home offering lots of original character features with an abundance of living space throughout. This beautiful home is laid out over three floors which has been extended and modernised to a high-specification offering versatile living and could suit multi-generational living. The property in brief includes a beautiful bay fronted living room, open-plan living area with a high specification fitted kitchen and roof lantern, utility room and shower, three modern en-suites plus a bedroom with a raised plinth with a freestanding roll-top bath, kitchenette to the second floor which could lend itself to a self-contained living area, off road parking for up to three cars and a rear garden with gated rear access leading out onto additional off road parking. Viewing of this truly stunning property is a must to be appreciated.

- Substantial Five Bedroom Family Home
- Open-Plan Living Area with Underfloor Heating And A Roof Lantern
- High Specification Fitted Kitchen With Center Island
- Three Modern En-Suites Plus A Bedroom With A Roll-Top Bath
- Extended & Modernised To A High Standard
- Utility Plus Shower Room
- Off Road Parking Plus Additional Off Road Parking To The Rear
- Versatile Living And Could Suit Multi-Generational Living With A Separate Kitchenette

Full Description

Welcome to 4 Holland Road, a truly stunning family home offering an abundance of living space throughout. Entrance into this beautiful home is via a front aspect double glazed composite door leading into a spacious and welcoming porch offering a tiled floor, cupboard housing the meters, wall mounted upright radiator and a wooden glazed door leads into the hallway. Stairs rise to the first floor, exposed floorboards with underfloor heating, side aspect sash window, built in under stairs storage cupboard and doors lead through to the main principle rooms. The cloakroom offers a low level WC with a concealed cistern, vanity wash hand basin and underfloor heating. The beautiful bay fronted living room is a generous size offering a large front aspect sash bay window with window seating, feature fireplace, wall mounted radiator and exposed floorboards. The open-plan living area is the hub of the home offering an abundance of space with a high-specification fitted kitchen offering eye and base level units with Corian worktops, center island, integral eye level NEFF oven with sliding door, integral eye level NEFF microwave oven with a warming tray, inset NEFF



This beautiful home offers an abundance of living space making this the perfect family home and could lend itself for multi-generational living.

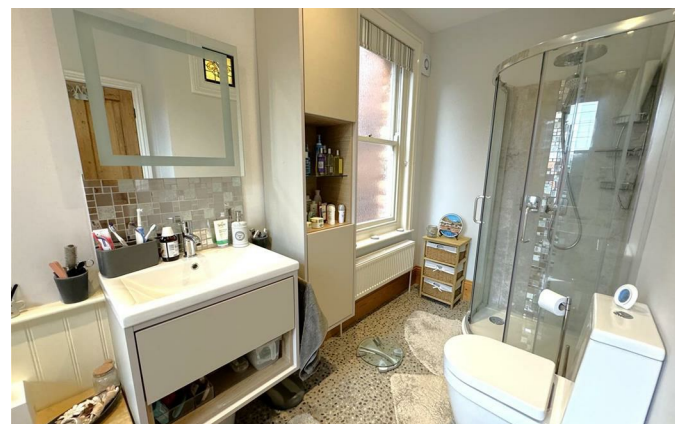


induction hob into the centre island with a built in extractor, integrated wine coolers, NEFF integrated appliances including a full size fridge and dishwasher. This area also includes a garden room with a roof lantern, Karndean flooring with underfloor heating, dual aspect windows and side aspect double glazed patio doors lead out onto the garden. The utility room is located off the open-plan living area and includes space and plumbing for a washing machine and tumble dryer with a Corian worktop over, built in cupboard houses the gas combi boiler, rear aspect double glazed window, side aspect double glazed door leading out onto the garden. The separate shower room offers a double shower cubicle with a wall mounted mixer shower system, sink unit and a rear aspect double glazed window.

The First floor offers a spacious landing area with stairs rising to the first floor, exposed floorboards, wall mounted radiator, internal stained glass window and doors lead through to three all offering en-suites. The master bedroom is a generous sized double with a front aspect sash bay window, wall mounted upright radiator, feature fireplace and exposed floorboards. The large en-suite bathroom has a modern and contemporary suite including a freestanding bath, shower cubicle with a wall mounted mixer shower system, low level WC, floating vanity wash hand basin, wall mounted radiator, wall mounted towel rail heater, internal stained glass window to landing, and dual aspect windows. Bedroom three is a double room offering a rear aspect sash window, exposed floorboards, wall mounted radiator and a door leads through to a shower en-suite offering a double shower cubicle with a wall mounted mixer shower system, low level WC, floating vanity wash hand basin and a wall mounted towel rail heater. Bedroom four is a generous size, currently a twin room offering a rear aspect sash window, wall mounted radiator, exposed floorboards and a door leads into a shower en-suite offering a shower cubicle with a wall mounted mixer shower system, low level WC, floating vanity wash hand basin and a wall mounted towel rail heater.

The second floor offers a further spacious landing with a roof lantern, exposed floorboards, wall mounted radiator, large built in airing cupboard, loft access via a hatch and doors lead to a kitchenette, cloakroom and bedrooms two and five. This floor area could be used as a self-contained living area for multi-generation living. The kitchenette comprises base level units with work surfaces over, integral oven with inset electric hob and extractor hood over, space and plumbing for a slimline dishwasher, space for an under counter fridge, and a rear aspect window. The separate cloakroom includes a low level WC, floating vanity wash hand basin, wall mounted radiator and a rear aspect window. Bedroom two is a generous sized double with a raised plinth offering a freestanding roll-top bath with a telephone mixer tap, dual aspect windows, exposed floorboards and two wall mounted radiators. Bedroom five is currently being used as an office however it is still a good sized bedroom with dual aspect windows, feature fireplace, exposed floorboards and storage into the eaves.

Outside offers a beautifully presented low maintenance rear garden with raised planted borders and shrubs. Raised decking area, water supply and



gated rear access leading out onto additional off road parking laid to hard standing. To the front of the property is a driveway providing off road parking for up to three cars.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Marina and vibrant Town Centre offering a choice of bistros, restaurants and pubs. Also nearby is Weymouth Esplanade and beach with its award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea.

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

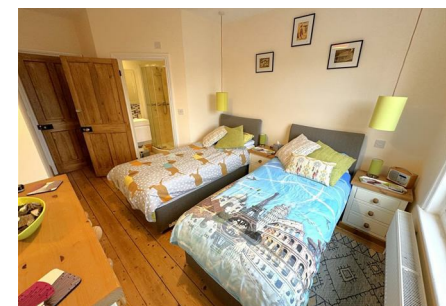
Services: - Gas central heating. Mains electric & drainage.

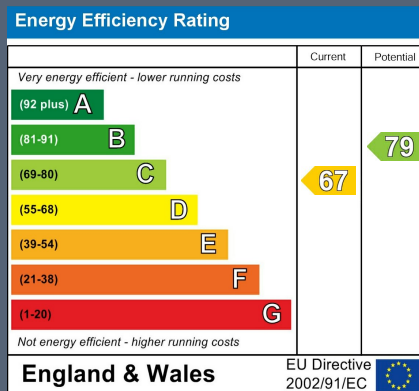
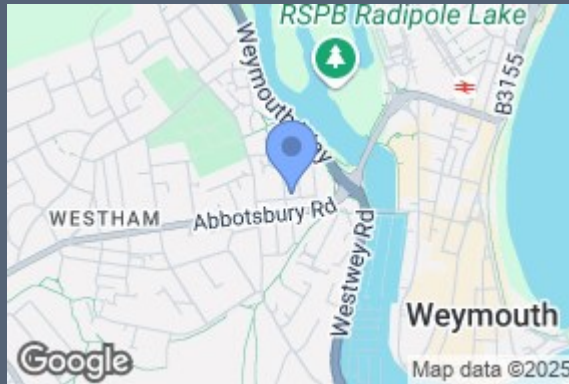
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The property has been extended to include a stunning open-plan living area with a roof lantern and a high specification fitted kitchen with a centre island and underfloor heating.





TOTAL FLOOR AREA : 2093 sq.ft. (194.4 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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