



Dorchester Road | Redlands | Redlands | DT3 5BS

Offers Over £425,000

BEAUMONT  JONES

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We are delighted to offer a well-presented and substantial four bedroom detached family home within the popular location of Redlands. Just moments away from well-regarded schools including Wey Valley Academy & Radipole Primary this beautiful family home boasts a large living room with a wood burning stove, spacious kitchen/diner, utility room, conservatory, downstairs cloakroom, four bedrooms with the fourth bedroom offering a modern shower en-suite, family modern shower room, off road parking for two vehicles, garage and gardens facing South & Westerly. This property must be viewed to be fully appreciated.

- Substantial Four Bedroom Detached Family Home
- Located within Redlands, Just Moments away From Well-Regarded Schools
- Garage & Off Road Parking For Two Vehicles
- Large Living Room with a Wood Burning Stove
- Spacious Kitchen/Diner plus Utility Room
- Conservatory
- Gardens Surrounding The Property Facing South & Weest
- Downstairs Cloakroom plus En-Suite to Bedroom Four & Family Shower Room

Full Description

Entrance into this beautiful family home can either be found from the front or rear of the property. Access to the front of the house is via a few raised steps with a path leading to the front aspect double glazed door. Vehicular access can be found off Court Road with a shared drive leading down to the driveway met by double wrought iron gates providing off road parking for two vehicles and a garage. Access into the home can then be found via a rear aspect double glazed door leading into the utility room. From the front access you are welcomed with a porch/inner hall with doors leading into the cloakroom and spacious living room. The cloakroom offers a front aspect double glazed window, WC and a wall mounted wash hand basin. The spacious and inviting



This beautiful family home offers an abundance of living space within the popular location of Redlands just moments away from well-regarded schools.



living room offers an abundance of space with stairs rising to the first floor, open understairs storage, dual aspect double glazed windows one of which is a half bay window with fitted shutters, a beautiful wood burning stove and an opening leads through to the spacious kitchen/diner. This room is the hub of the home offering a great entertaining space with plenty of space for a dining table and chairs, dual aspect double glazed windows and rear aspect double glazed French doors lead into the double glazed conservatory. The kitchen area offers a wide range of eye and base level units with worksurfaces over, integral oven with inset four ring gas hob and extractor hood over, fitted wine rack and an opening leads through to the utility room. This spacious utility has a rear aspect double glazed window, rear aspect double glazed door leading out onto the driveway and garage, eye level fitted units for storage, fitted worktop with space and plumbing underneath for a washing machine, dishwasher and tumble dryer. Space an upright fridge and freezer and a Belfast sink unit. The conservatory is the perfect chillout room offering dual aspect double glazed windows and doors leading out onto the driveway and gardens.

The first floor offers a spacious landing area with loft access via a hatch and doors lead through to four bedrooms and family shower room. The master bedroom is a generous sized double with dual aspect double glazed windows. Bedroom two is a further generous sized double with two front aspect double glazed windows, open built-in storage with shelves and a built-in wardrobe. Bedroom three is a further double with dual aspect double glazed windows. Bedroom four is a well-proportioned single with a front aspect double glazed window and a doors leads through to a modern shower en-suite including a double walk-in shower with a wall mounted shower system, contemporary large vanity wash hand basin, low level WC, dual aspect double glazed windows and a wall mounted towel rail heater. The modern family shower comprises a suite including a double walk-in shower with a wall mounted mixer shower system, vanity wash hand basin, low level WC, rear aspect double glazed window and a wall mounted towel rail heater.

Outside to the rear boasts a driveway providing off road parking for two vehicles with double wrought iron gates. Garage with an



electric up and over door with power lighting, cold water supply and a rear aspect window. There is a raised sun deck providing great space for sunbathing, gated side access and access into the utility room and conservatory. The main garden is to the side of the property offering a great sun trap with the garden facing South and West. The garden is laid to lawn, patio and shingle with beautiful planted borders, trees and shrubs. A side gate leads to the front of the home providing a front garden area laid to shingle and hard standing with planted shrubs and access into the home through the main front door.

The property is located on north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

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

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.

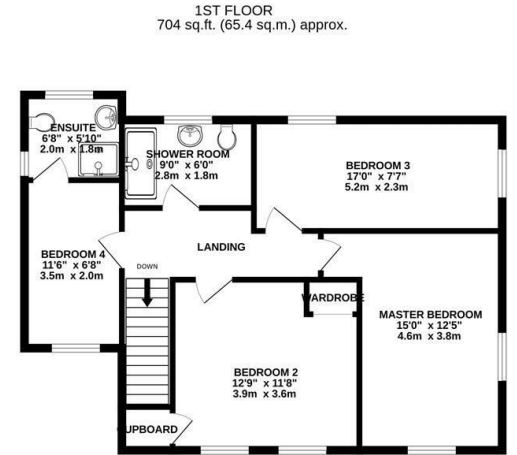
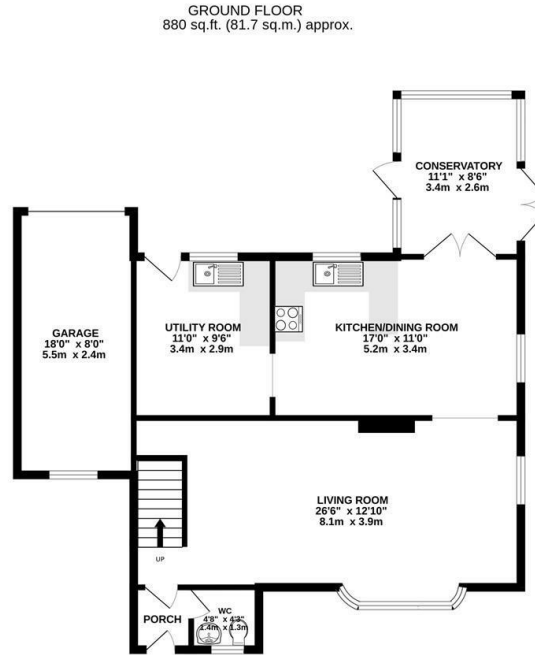


The property sits on a generous sized plot offering South & Westerly facing gardens, off road parking for two vehicles and a garage with an electric up and over door.





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		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

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