



Spring Avenue | Rodwell | Rodwell | DT4 8XA

Offers Over £450,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a three double bedroom detached family home with a South-Westerly facing rear garden, extended detached garage and off road parking for up to four vehicles within the popular location of Rodwell. Just moments away from Brewers Quay this immaculate home boasts a dining room with a box-bay window, generous sized living room, conservatory, modern fitted kitchen, downstairs modern shower room plus a modern family bathroom, some far reaching views out to sea and the coastline including The Whitehorse, three generous sized double bedrooms and front and rear gardens.

- Three Double Bedroom Detached Family Home
- Downstairs Shower Room Plus Family Bathroom
- Moments Away From Brewers Quay & The Harbour
- South-Westerly Facing Rear Garden
- Two Reception Rooms Plus A Conservatory
- Some Far Reaching Views Out to Sea & Coastline
- Extended Detached Garage & Off Road Parking For up to Four Vehicles
- No Onward Chain

Full Description

Entrance into this generous sized family home is via a front aspect double glazed composite door leading into a spacious and welcoming hall, stairs rise to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The modern shower room has a suite comprising a shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC and a side aspect double glazed window. The spacious dining room boasts a front aspect double glazed box-bay window, breakfast serving hatch to the kitchen and plenty of space for a dining table and chairs. The modern fitted kitchen comprises eye and base level units with work surfaces over, space for a gas cooker, extractor fan,



This spacious and immaculate family home is offered for sale with no onward chain located within the popular location of Rodwell.



space and plumbing for a washing machine and slimline dishwasher, space for a fridge/freezer and under counter fridge or freezer, breakfast serving hatch to the dining room, kitchen cupboard houses the modern gas condensing boiler (installed June 2024), side aspect double glazed window and a side aspect double glazed door leading out onto a covered porch with double glazed window with access out onto the driveway. The generous sized living room has a side aspect double glazed window, rear aspect double glazed sliding patio doors leading through to the conservatory and an electric fire set within a beautiful marble hearth and wooden surround. The double glazed conservatory is the perfect garden/relaxation room overlooking the South-Westerly facing rear garden, dual aspect windows, rear aspect sliding patio doors lead out onto the garden, wall mounted radiator and power points.

The first floor boasts a generous sized landing with a side aspect double glazed window enjoying some far reaching views out to sea and coastline, built-in airing cupboard and doors lead through to three double bedrooms and the modern family bathroom. The generous sized master bedroom is located to the rear of the property offering large dual aspect double glazed windows, fitted wardrobes and plenty of space for a large bed and further furniture. Bedroom two is a further generous sized double located at the front of the property offering a front aspect double glazed window with elevated far reaching views out to sea, coastline and The Whitehorse. There is a vanity wash hand basin and plenty of space for a large bed and furniture. Bedroom three is a further double offering loft access via a hatch (pull down ladder, partially boarded and fully insulated) and a side aspect double glazed window. The modern bathroom comprises a suite including a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, vanity wash hand basin, low level WC and a front aspect double glazed window.

Outside to the rear boasts a South-Westerly facing enclosed garden mainly laid to lawn with a patio area and steps lead up to rockery/shrubbery area with a pond. There are various planted borders and shrubs, gated side access and a side aspect double glazed door leads into the garage. The garage has been extended



to include a workshop area with a skylight, up and over door, power and lighting. The front offers a garden laid to lawn with planted borders and shrubs. The driveway provides off road parking for up to four vehicles tandem style.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove and Sandsfoot beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

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.

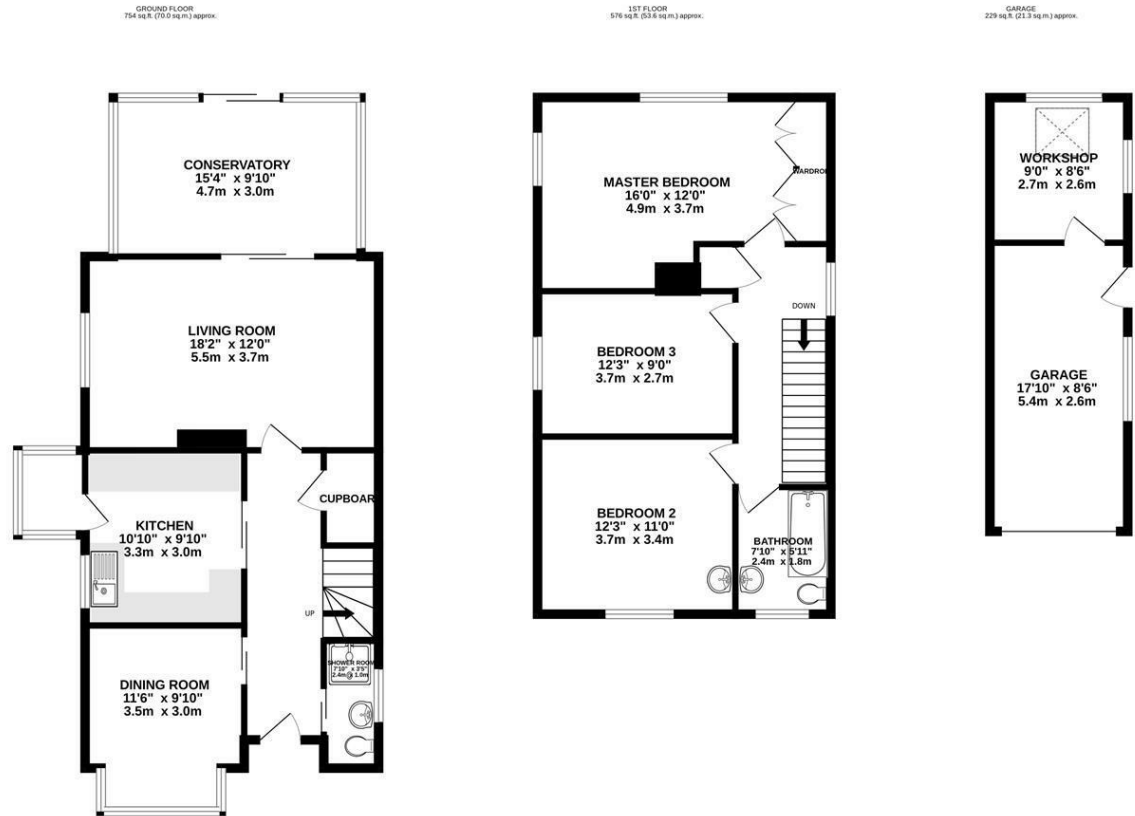


South-Westerly facing enclosed rear garden and some far reaching views out to sea and coastline.





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 : 1559 sq.ft. (144.8 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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