



Cleveland Avenue | Lodmoor | Lodmoor | DT4 7RD

**Offers Over £425,000**

BEAUMONT  JONES

## Cleveland Avenue | Lodmoor

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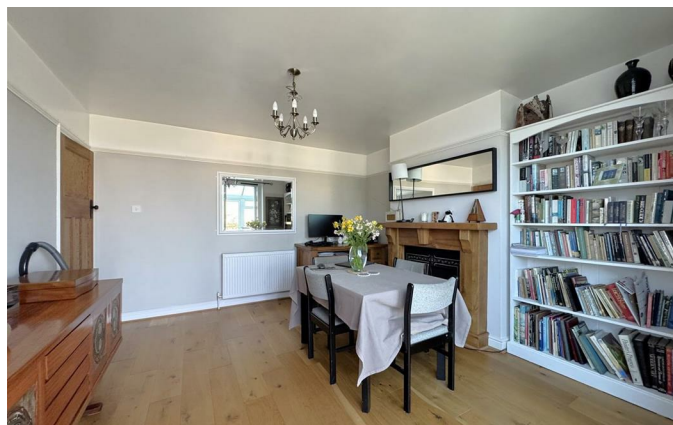
### Offers Over £425,000

We are delighted to offer a bay-fronted three bedroom semi-detached family home in the sought after location of Lodmoor. The property boasts a generous sized landscaped rear garden, block paved driveway providing off road parking for three vehicles, detached garage/workshop, welcoming hall, downstairs cloakroom, spacious living room, generous sized dining room, conservatory/breakfast room, modern kitchen opening into the conservatory and a modern family bathroom. This property is located within close proximity to local amenities, well-regarded schools and the Lodmoor Country Park, viewing is highly recommended to be appreciated.

- Bay-Fronted Three Bedroom Semi-Detached Family Home
- Block Paved Driveway & Detached Garage/Workshop
- Two Reception Rooms
- Modern Kitchen Opening into The Conservatory
- Located within the popular Location of Lodmoor
- Generous Sized Landscaped Rear Garden
- Conservatory/Breakfast Room
- Well-Presented Throughout

### Full Description

Entrance into this beautiful family home is through the original storm porch with a front aspect double glazed door leading into a welcoming hall with stairs rising to the first floor, engineered wood flooring, built-in understairs storage cupboard and wooden doors lead through to the ground accommodation. The cloakroom has a side aspect double glazed window, WC with a concealed cistern, wall mounted wash hand basin and engineered wood flooring. The generous sized living room boasts a front aspect double glazed bay window and plenty of space for furniture. The spacious dining room is adjacent to the living room offering a



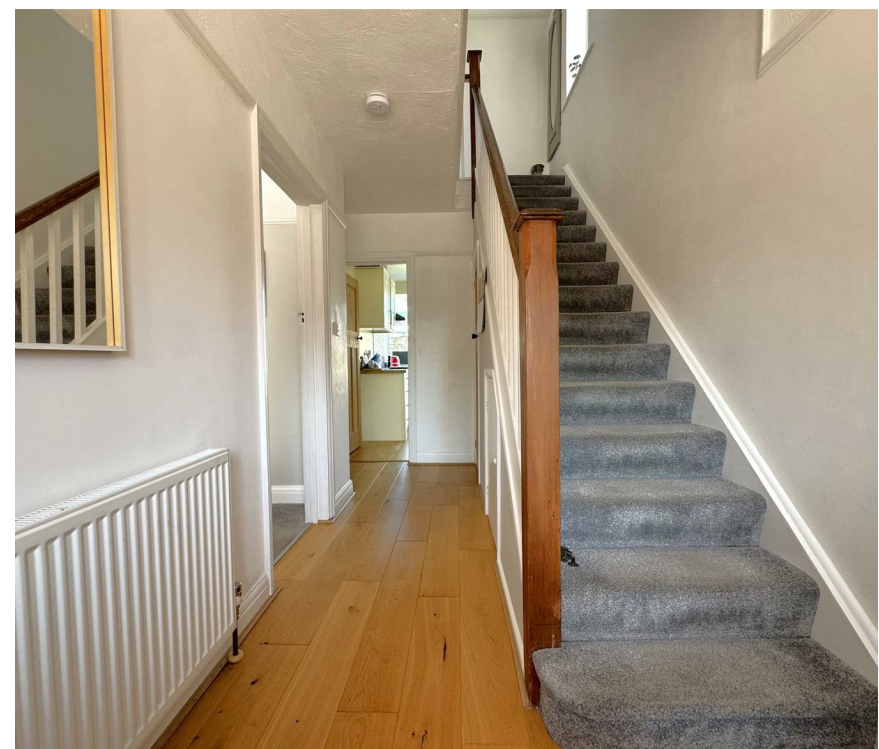
This well-presented family home is located within the popular location of Lodmoor, just a short stroll to The Lodmoor Country Park, local amenities and well-regarded schools.



feature fireplace, engineered wood flooring and a set of rear aspect double glazed sliding patio doors lead through to the conservatory/breakfast room. This spacious area opens into the kitchen offering dual aspect double glazed windows, glass roof, breakfast bar seating for three and a set of rear aspect double glazed patio doors lead out onto the garden. The modern fitted kitchen boasts a wide range of eye and base level units with work surfaces over, space for a gas Range cooker with a fitted extractor hood over, space and plumbing for a washing machine, dishwasher and fridge/freezer, kitchen larder cupboard houses the gas boiler, opening into the conservatory, dual aspect double glazed windows and a rear aspect double glazed door leads out onto the garden.

The first floor offers a spacious landing with a side aspect double glazed window, loft access via a hatch and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed bay window. Bedroom two is a further generous sized double with a rear aspect double glazed window overlooking the rear garden and surround area. Bedroom three is a small double / well-proportioned single boasting a front aspect double glazed bay window. The generous sized family bathroom comprises a four-piece suite including a panel enclosed bath, shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater, fully tiled walls and a rear aspect double glazed window.

Outside offers a beautiful landscaped rear garden mainly laid to lawn with a tiled patio area abutting the property. Various planted borders and shrubs can be found with a path leading down to the garage/workshop with a further patio area. Gated side access and water supply. Entrance into the garage/workshop is via a side aspect double glazed door



from the garden, this is a great storage area with an up and over garage door leading out onto a hard standing area in Beaumont Avenue.

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.

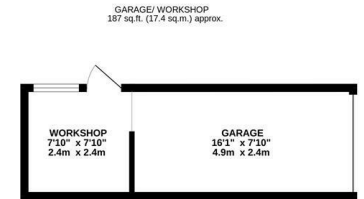
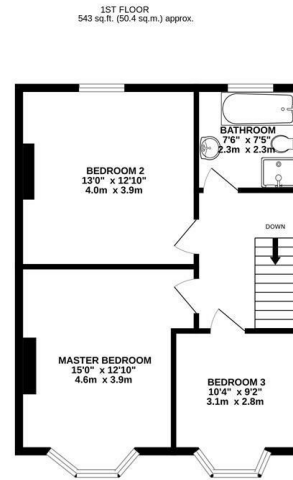
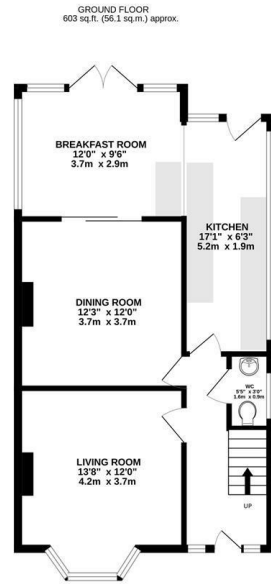
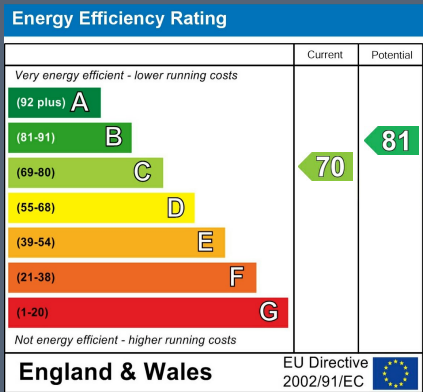
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

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.



Generous sized landscaped rear garden, block paved driveway and a detached garage/workshop.





**TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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