



Dorchester Road | Redlands | Weymouth | DT3 5BW

Offers Over £425,000

BEAUMONT  JONES

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This substantial four bedroom detached family home is located in the family friendly and popular area of Redlands. Set back nicely from the road with plenty of driveway parking, this spacious house has already been extended but also offers potential for further improvement. There is a private sunny westerly facing garden and far reaching countryside views from the first floor rear aspect.

- Substantial Detached Family Home
- Large Sitting Room with Bay Window
- Kitchen with Separate Lean-to/Utility Room
- Spacious Accommodation including Four Bedrooms
- Open-plan Snug/Diner/Conservatory
- Integral Store, Large Driveway & Sunny Westerly Garden

Full Description

Accommodation

Entrance to the property is via the front door opening into the porch with space for hanging coats and a further door opening into the hallway. The welcoming hallway is generous in size with two understairs storage cupboards, stairs rising to the first floor and access to the downstairs accommodation. The downstairs cloakroom with low level WC & wash hand basin. The front aspect reception room with large bay window is a lovely room, high ceiling heights and plenty of space for furniture. The rear reception room



Substantial four bedroom detached family home close to excellent schools



has been extended and is currently set up in two parts, the sitting area with plenty of space for furniture set round a focal fireplace with inset wood burner. This room opens up to a large dining area with conservatory roof, a light space with views and sliding doors opening into the garden. The adjacent extended kitchen also offers a pleasant rear aspect with plenty of wall and base units for storage and further light from the two velux windows. From the rear of the kitchen is access back through to the hallway and also a door opening into the lean-to/utility room. There is space and plumbing in here for utilities, access into the garden and the store. The store has power and light and access to the driveway.



Returning to the hallway, stairs rise to the first floor, there is a light split level landing with velux and rear aspect windows offering plenty of light. There are three useful storage cupboards and access to the remaining accommodation. The master bedroom is located to the front of the house with another attractive large bay window, the room is a large spacious double bedroom. Bedroom two is another spacious double bedroom with rear aspect window overlooking the rear garden and with some far reaching countryside views. Bedroom three is a compact double bedroom with similar pleasant rear aspect. Bedroom four is generous single bedroom with front aspect bay window and built in storage cupboard. The family bathroom is a good size with velux window and modern white suite including; bath with shower over, low level WC and pedestal wash hand basin.



Outside

To the front of the property is a walled entrance onto the large brick paved driveway offering plenty of parking. There is side access into the westerly facing rear garden. A raised patio area abuts the property and offers space for garden furniture. A few steps lead down to a nice sized lawned area





with a private sunny aspect garden to enjoy afternoon and evening sun.

Location

The property is located on the 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 D. 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.

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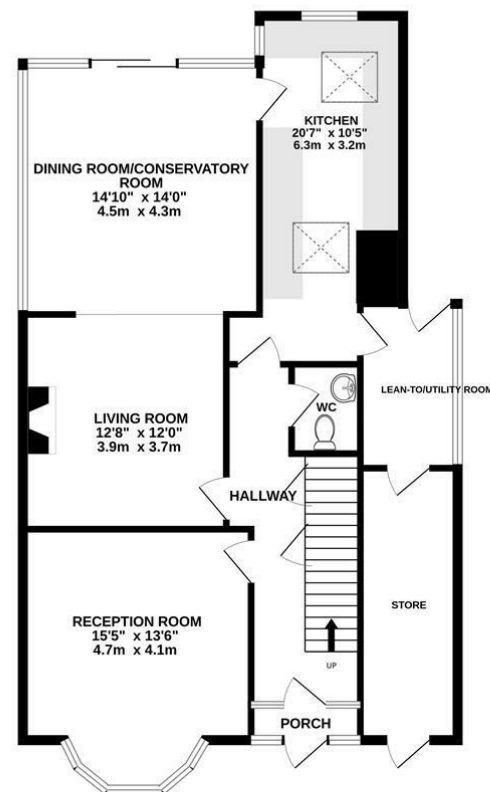
Extended & modernised in areas with further scope to improve



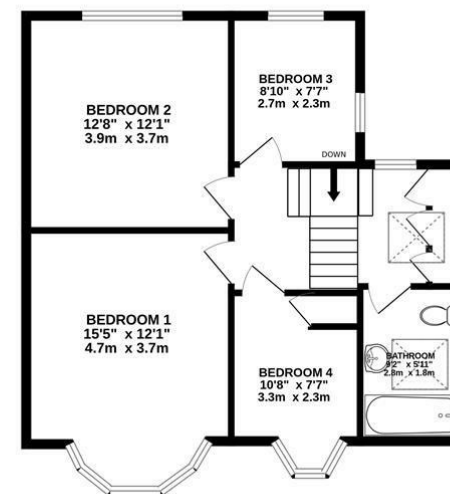


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	69
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.6 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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