



Rosecroft Road | Littlesea | Weymouth | DT4 9EG

Asking Price £389,950

BEAUMONT  JONES

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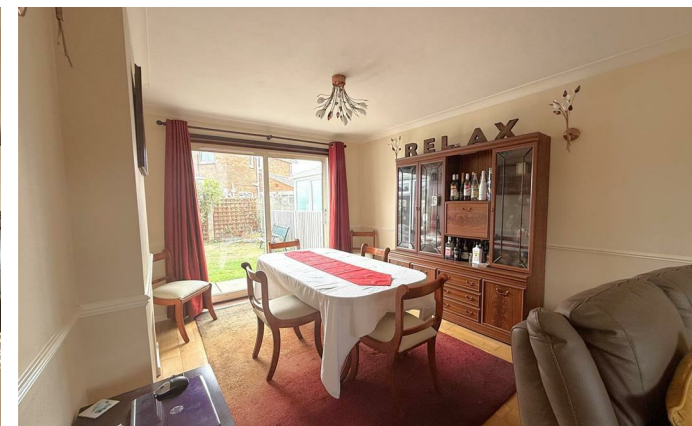
This extended three bedroom semi-detached house is located in the popular area of Littlesea. Offering well presented accommodation through out with three good sized bedrooms, bathroom, open-plan living/dining room, extended kitchen, downstairs cloakroom, conservatory and generous sized garage, this would make a comfortable family home. There is further scope to extend (subject to permission), a lovely sunny garden and generous sized block paved driveway.

- Extended Three Bedroom Semi-Detached House
- Popular Residential Location
- Block-Paved Driveway Offering Off-Road Parking
- Spacious & Well-Presented Through-out
- Generous Sized Single Garage
- Conservatory & Enclosed Rear Garden

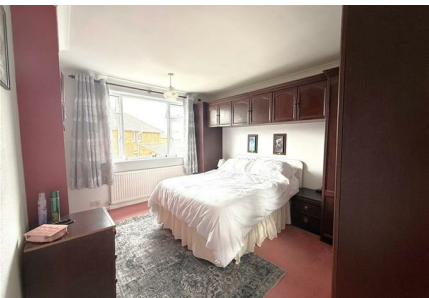
Full Description

Accommodation

Entrance to this well-proportioned house is via the front door opening into the welcoming hallway with access to the downstairs accommodation, understairs storage and stairs rising to the first floor. The open-plan living/dining room runs the depth of the house and is light and inviting room. The sitting area has an attractive bay window and focal fireplace. The adjoining open dining area offers plenty of space for a table and has sliding patio doors opening into the garden. The extended kitchen is a generous size with double aspect



Extended Three
Bedroom Semi-
Detached House in
Littlesea, Close to
Excellent Schools

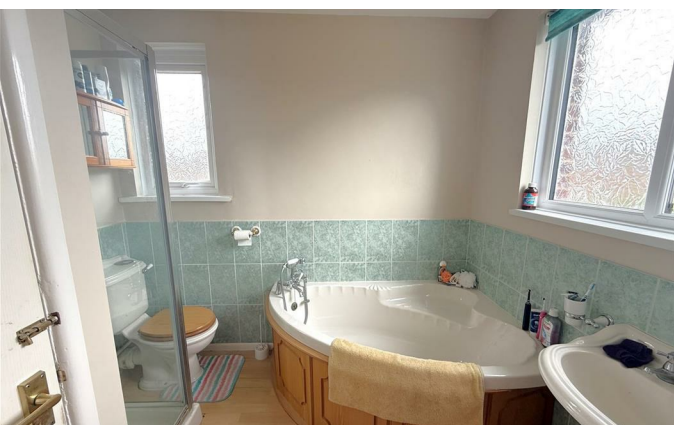


including a rear aspect window with views over the garden. There is a range of wall and base units providing ample storage, space and plumbing for a washing machine, dishwasher, fridge/freezer and range style oven. From the kitchen is access into the small rear lobby with space for hanging coats, integral access into the garage and the downstairs cloakroom. From the kitchen a further door opens into the conservatory, an excellent addition with patio doors opening into the garden and space for seating whilst enjoying views over the garden.

Returning to the hallway, stairs rise and turn to the spacious first floor landing with access into the remaining rooms. The master bedroom is a generous sized double bedroom with rear aspect window and built-in wardrobes and storage. Bedroom two is another excellent sized double bedroom with front aspect window offering pleasant open views. Bedroom three is a generous sized single or compact double bedroom with similar front aspect. The family bathroom offers a full suite including, corner bath, separate shower cubicle, low level WC and pedestal wash hand basin. There is also a built-in storage cupboard for linen and towels.

Outside

To the front of this lovely family home is a generous sized block paved driveway comfortably offering off-road parking for two cars. There are some pretty planted and shrub borders, a wide side access and electric up and over door opening into the garage. The garage is a generous sized single garage with power and light also offering direct access into the house. The enclosed rear garden offers a private patio to one corner with plenty of space for garden furniture. The remainder of the garden is laid to lawn with some pretty flower and shrub borders.



Location

The property sits within a popular residential road within the Littlesea estate which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth town centre and well-regarded schools area close by.

Rating Authority: - Dorset Council. Council Tax Band C.
Services: - Mains gas, 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.

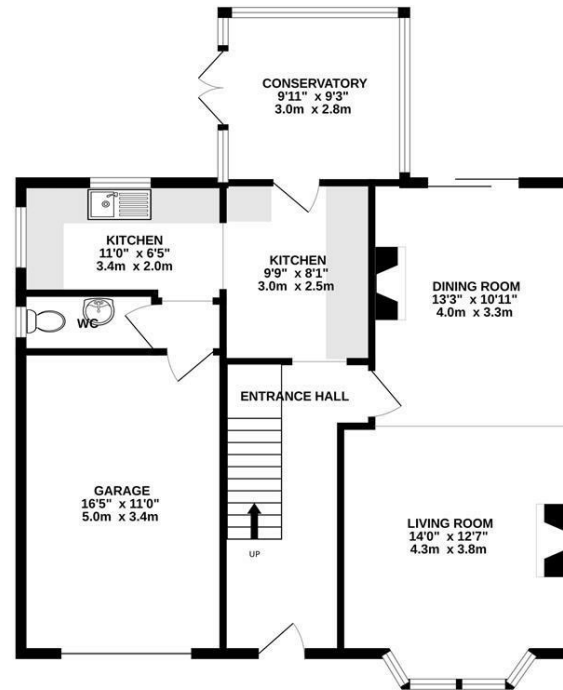
Block Paved
Driveway Offering
Off-Road Parking
for Several Cars,
Generous Sized
Single Garage and
Enclosed Rear
Garden



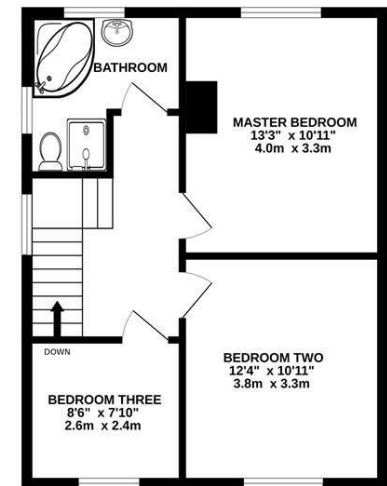
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
856 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 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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