



Spring Avenue | Rodwell | Weymouth | DT4 8XA

**Guide Price £495,000**

BEAUMONT  JONES



## Spring Avenue | Rodwell Weymouth | DT4 8XA Guide Price £495,000

We are delighted to offer a beautiful large bay fronted four bedroom family residence within a quiet residential cul-de-sac in Rodwell. This truly stunning period property offers an abundance of living space throughout as well as retaining it's original character features. Far reaching sea and coastal views can be seen from the rear elevation. The property boasts four reception rooms including a living room, kitchen/diner, separate dining room/office and a garden room to the lower ground floor. All four bedrooms are generous sized doubles, two bathrooms, utility room, plenty of storage and a beautiful lawned garden. Viewing is a must to be fully appreciated.

- Outstanding Four Double Bedroom Family Residence
- Four Reception Rooms
- Utility Room & Plenty of Storage Throughout
- Quiet Residential Cul-de-Sac in Rodwell
- Far Reaching Sea & Coastal Views From The Rear Elevation
- Versatile Living
- Two Bathrooms
- Beautiful Lawned Garden
- Original Character Features Throughout
- Beautiful Large Bay Windows

### Full Description

Entrance into this beautiful home is via a wooden stained glass door leading into an enclosed porch with a further wooden glazed door leading into a welcoming hallway with stairs rising to the first floor and offering two built in under stairs storage cupboards. Doors from the hallway lead to the main principle rooms. The beautiful bay fronted living room offers a generous size with an open working fire. The separate dining room can be used for multiple use including a home office/secondary living room/play room or even a further bedroom. This room offers a side aspect box bay and a fitted shelving unit within the alcove. The beautiful and open dining room opens into the kitchen creating the perfect family/entraining area, stairs lead down to the lower ground floor, a large rear aspect bay window overlooks the rear garden and far reaching views over towards Brewers





This property offers a wealth of character throughout with an abundance of living space and offering versatile living.



Quay and exposed wooden floorboards. The bespoke shaker style fitted kitchen has a range of eye and base level units with Granite worktops over, double integral oven with inset four ring induction hob and extractor fan over, integrated fridge/freezer and dishwasher, underfloor heating, side aspect door leading out onto external stairs leading down into the rear garden and side access and a rear aspect window with far reaching views over towards Brewers Quay.

The lower ground floor offers a garden room with plenty of space for seating to enjoy the outlook onto the beautiful lawned garden with rear aspect sliding patio doors and a large built in storage cupboard. Doors off the garden room lead through to a modern shower room offering a double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and dual aspect windows. Reverting back to the garden room a door leads through to a utility/boiler room with restricted height, offering eye and base level units, sink unit, space and plumbing for a washing machine and tumble dryer. A side aspect door leads out onto the side access with access leading to the garden, built in storage cupboard and two hatches lead to large storage underneath the property.

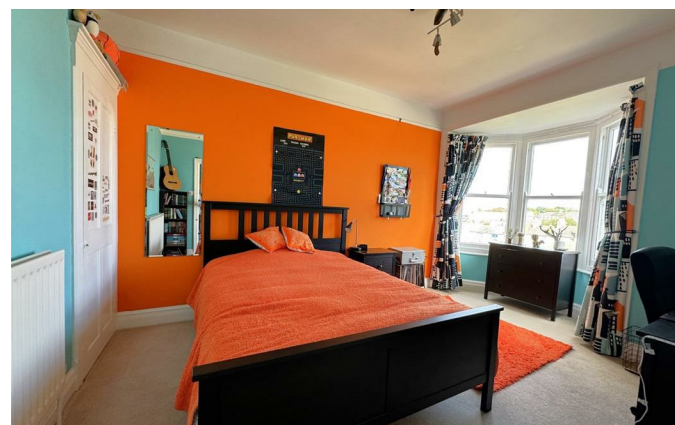
The first floor offers a spacious landing with stairs rising to the second floor and a built in airing cupboard. Doors lead through to three generous sized bedrooms and the family bathroom. The master bedroom offers an abundance of space offering a beautiful large front aspect bay window. Bedroom two is a generous sized double offering a built in wardrobe and a rear aspect bay window enjoying far reaching views over Brewers Quay, The White Horse and out to sea. Bedroom three is a further double room offering a side aspect window and a built in wardrobe. The main family bathroom comprises a claw roll top bath with shower attachment over and screen attached, low level WC, wash hand basin, cast iron wall mounted radiator and two rear aspect windows.

The second floor offers access into bedroom four, a generous sized double with storage into the eaves and the rear aspect window enjoys breathtaking far reaching views out to sea and coastline.

Outside:

The secluded and private rear garden is mainly laid to lawn with beautiful planted borders and shrubs. A patio area can be found to enjoy the evening sun. There is a side access path laid to







block paving leading to the enclosed front garden laid to block paving with planted borders and shrubs.

**Location:**

The property is ideally situated within minutes from Weymouth's picturesque harbour in a sought after cul-de-sac at Rodwell. The atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. In the summer months a rowing boat operates across the harbour to the opposite quayside. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

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

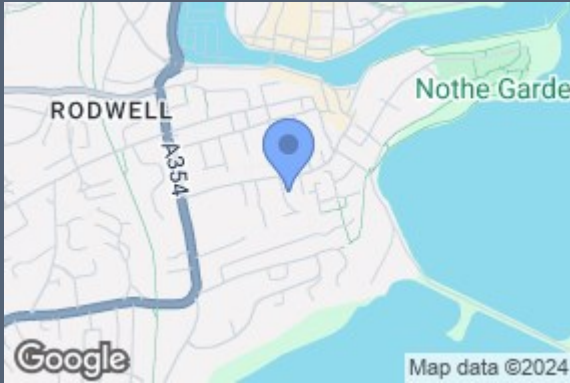
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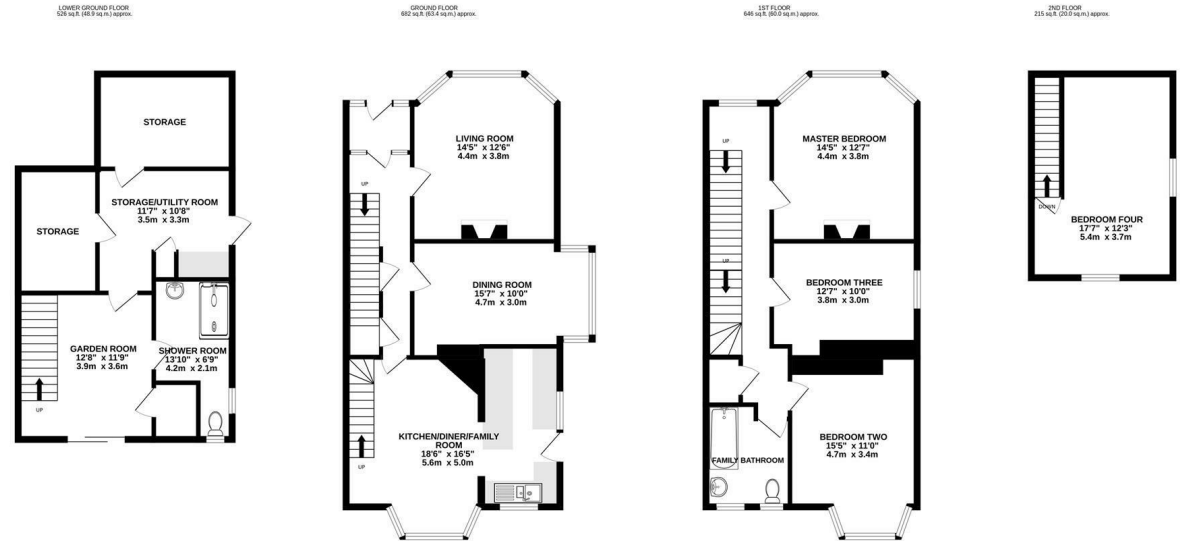


Far reaching sea and coastal views can be seen from the rear elevation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(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 : 2069 sq.ft. (192.2 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  
Dorest  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk