



Connells

Nutgrove Avenue  
Weymouth



### Property Description

Connells Estate Agents are delighted to offer this semi detached, three bedroom family home which is located in the popular residential location of Lanehouse. The property comprises of lounge, kitchen breakfast room and family bathroom. To the rear is a patio area and large enclosed rear garden with double gates to the front with driveway for ample parking. This property is offered with no forward chain.

### Accommodation

#### Ground Floor

##### Entrance Hall

Upvc door to front. Wall mounted radiator. Understairs cupboard. Stairs to landing

#### Lounge

13' x 13' into alcove (3.96m x 3.96m into alcove)

Front aspect upvc window. Wall mounted radiator. Feature fireplace with electric fire. Telephone and television point.

#### Kitchen / Diner

19' 5" x 14' (5.92m x 4.27m)

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with worksurfaces over. Electric oven and electric hob with extractor fan over. Space for washing machine and fridge freezer. Rear aspect and side aspect upvc window. Cupboard understairs.

### First Floor

#### Landing

Upvc window to side. Loft hatch

#### Bedroom One

13' 5" x 11' (4.09m x 3.35m)

Rear aspect upvc window. Wall mounted radiator.

### **Bedroom Two**

11' 2" x 12' 4" (3.40m x 3.76m)

Front aspect upvc window. Wall mounted radiator.

### **Bedroom Three**

8' 6" x 8' 8" (2.59m x 2.64m)

Front aspect upvc window. Wall mounted radiator.

### **Bathroom**

Suite comprising panel enclose bath with shower over, WC and vanity basin. Partly tiled.  
Heated towel rail. Wall cabinet. Rear and side aspect upvc window.

### **Outside**

#### **Front Garden**

Driveway for multiple cars. Step up to front door. Gate to rear garden.

#### **Rear Garden**

Large fully enclosed garden which is laid to astro turf and has patio area for dining.  
Wooden shed. Gate to front of property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01305 770 333**  
**E weymouth@connells.co.uk**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

**EPC Rating: C**

Tenure: Freehold

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Property Ref: WEY307816 - 0002