



**Connells**

Holland Road  
Weymouth





## Property Description

A SIMPLY STUNNING & EXTENDED PERIOD HOME with FIVE BEDROOMS, FOUR RECEPTIONS, THREE BATHROOMS & OFF ROAD PARKING, situated in a quiet CUL-DE-SAC location, just a SHORT STROLL to Weymouth's award winning BEACH and the hustle and bustle of the TOWN CENTRE. This VERSATILE ACCOMMODATION offers spacious living and benefits LOCAL AMENITIES nearby and close to TRANSPORT LINKS.

No. 4 Holland Road is arranged as three levels with an impressive finish throughout.

The accommodation in brief comprises large bay fronted lounge, extensive kitchen/ diner, sun room utility and shower room on the ground floor. On the first floor are three well appointed bedrooms all boasting en suites. The second floor enjoys two further bedrooms with an additional kitchen and wc. Outside there are front and rear gardens the rear enjoying fully privacy with secure gated access. This property really can suit a magnitude of uses' and an internal inspection is necessary to fully appreciate dwellings accommodation.

## Accommodation

### Ground Floor

#### Entrance Porch

Upvc door to front. Cupboard housing consumer unit. Original features. Period cornice ceiling. Wall mounted radiator. Side original led glazed window. Wooden glazed door to hall.

#### Entrance Hall

Wooden glazed sash window to side. Underfloor heating. Spotlighting. Cupboard understairs for storage. Stairs to first floor landing. Smoke alarm

#### Cloakroom

Suite comprising WC and vanity unit. Extractor fan. Underfloor heating

#### Lounge

13' 2" x 14' 9" (4.01m x 4.50m)

Front aspect westerly facing bay window with window seating and storage. Original picture rails. Feature fireplace with surround and hearth. Original skirting boards and original coving. Period ceiling rose cornice. Original wooden floor boards. Telephone and television points.

#### Kitchen / Dining Room

20' 7" x 30' 5" (6.27m x 9.27m)

Rear aspect original sash window. Fully fitted kitchen with a range of wall and base units incorporating a stainless steel sink with mixer taps and drainer with Corian worksurfaces and surround. Integrated eye level oven and microwave. Middle island with induction hob with built in extractor fan and seating area. Integrated fridge and dishwasher. Karndean flooring underfloor heating. Integrated pantry.

#### Garden Room

Upvc french doors to rear garden and windows either side. Two double glazed windows to rear. Feature glass roof lantern. Television and telephone point. Door to utility room.

#### Utility Room

Two upvc windows to rear and door to side. Plumbing for washing machine and dryer. Thermostat. Extractor fan. Corian worktop. Partly tiled. Door to shower room. Cupboard housing combi boiler and underfloor heating system.

#### Shower Room

Walk in shower unit with shower attachment. Vanity unit with mixer taps. Partly tiled. Corian worktop.

## Second Floor

### First Floor

#### Landing

Wall mounted radiator. Spotlights. Upvc window to the rear. Feature led glazed windows. Stairs to second floor landing. Smoke alarm

#### Bedroom One

12' 9" x 14' 9" (3.89m x 4.50m)

Front aspect westerly facing original sash bay window. Vertical wall mounted radiator. Feature fireplace with surround. Original flooring.

#### En Suite

Suite comprising panel enclosed bath with mixer taps, walk in shower with rainfall shower, WC and vanity unit. Front aspect sash window and side aspect window. Original skirting boards. Spotlighting. Extractor fan. Wall mounted radiator. Partly boarded. Heated towel rail.

#### Bedroom Two

9' 8" x 15' 6" (2.95m x 4.72m)

Rear aspect original wooden sash window. Wall mounted radiator.

#### En Suite

Suite comprising walk in shower, WC and vanity unit. Extractor fan. Wall mounted radiator. Heated towel rail. Partly tiled and panelled.

#### Bedroom Three

9' 7" x 12' 7" (2.92m x 3.84m)

Rear aspect original wooden window. Original skirting boards. Wall mounted radiator.

#### En Suite

Suite comprising walk in shower, WC and vanity unit. Partly tiled. Heated towel rail. Extractor fan

#### Landing

Rear aspect upvc window. Glass roof lantern. Spotlights. Wall mounted radiator. Wooden flooring. Smoke alarm. Loft hatch with access. To the right of the landing is a large hot water tank plus large airing cupboard.

#### Bedroom Four

10' 1" x 21' (3.07m x 6.40m)

Front and rear upvc windows with two wooden windows to side with window locks. Freestanding bath with mixer taps. Heated towel rail. Two wall mounted radiators. Spotlighting. Storage under eaves.

#### Separate Wc

Rear aspect upvc window. WC and vanity unit. Wall mounted radiator

#### Kitchen

Rear aspect upvc window. Fitted kitchen with base units incorporating a stainless steel sink drainer with mixer taps. Electric hob and oven. Space for under counter fridge and dishwasher. Wall mounted radiator. Spotlighting.

#### Bedroom Five / Study

8' 8" x 12' 8" (2.64m x 3.86m)

Front wooden sash and side upvc window. Original feature fireplace. Wooden flooring. Storage under eaves.

### Outside

#### Front Garden

Driveway for two cars.

#### Rear Garden

Fully fenced enclosed garden with gate to additional parking for two cars. Mature planting and shrubs. Steps up to raised decked area and close by are two electrical points. Water tap. Water feature. An additional patio area for outside dining. Cobbles laid to majority of the rear garden with gravel surround.













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**EPC Rating: D**

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Tenure: Freehold



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