



Connells

Belle Vue Road
Weymouth



Property Description

An opportunity to acquire a fine detached dwelling set back from a tree lined road in one of the area's most premium locations.

The well-proportioned and well-presented accommodation is extremely versatile. The impressive kitchen is extensively fitted with a range of wall and floor cupboards, worksurfaces, cooker with induction hob, cooker hood, integrated dishwasher and washing machine. There are three reception rooms all boast direct openings to the enclosed gardens.

There are four bedrooms to the first floor, three of which enjoy the pleasure of being spacious double bedrooms and the master boasting an En Suite, The family bathroom is fitted with a white suite with attractive tiled walls and flooring with tile enclosed bath and shower cubicle.

To the front of the house is a shared driveway leading to the substantial Garage with Workshop. The garden is laid to lawn with mature shrubs and trees.

mounted radiators. Exposed feature beams. Feature fire with brick surround. Folding wall leading into reception room three.

Reception Room Three

13' 2" x 15' 9" (4.01m x 4.80m)

Rear and side aspect double glazed windows. Wall mounted radiator. Carpeted. Skirt boarding. Dado railing. Feature exposed wooden beams. Rear aspect glazed door providing access to rear garden. Wall lighting. Door leading into inner hall.

Dining Room

11' 6" x 12' 5" (3.51m x 3.78m)

Feature front aspect double glazed bay window, which enjoys a southerly position with views over the garden. Feature side aspect double glazed bay window. Carpeted. Skirt boarding. Dado railing. Wall mounted radiator. Fireplace with brick surround. Exposed feature wooden beams. Serving hatch

Entrance

Inner Hall

Carpeted, Loft access. Dado railing. Door leading into bathroom. Door leading into: -

Entrance Hall

Wall mounted radiator. Feature front and side aspect double glazed windows. Carpeted. Understairs storage. Feature beams. Stairs to first floor. Wall lighting. Skirt boarding. Door leading into

Kitchen

18' 3" x 25' max (5.56m x 7.62m max)

Fully fitted country style kitchen with wall and base units with roll edge worksurfaces over with inset sink and drainer unit, breakfast bar area. Integrated Bosch microwave, integrated Neff oven with induction hob and cooker hood over. Integrated dishwasher. Spot lighting. Exposed wooden beams. Side aspect double glazed window. Rear aspect double glazed window which enjoys views over the rear garden. Wall mounted radiator. Skirt boarding. Tiled flooring. Tiling. Door into side porch. Arch leading to: -

Lounge

13' 8" x 19' 7" (4.17m x 5.97m)

Front and side aspect double glazed windows which enjoy a south westerly position with views over garden. Side aspect double glazed french door providing access to garden. Skirt boarding. Dado railing. Carpeted. Two wall



Utility Room

8' 1" x 6' 4" (2.46m x 1.93m)

Rear aspect double glazed window overlooking rear garden. Base units with worksurfaces over. Space and plumbing for washing machine and dryer. Space for fridge freezer. Exposed wooden beams. Wall mounted radiator.

Bathroom

Suite comprising panelled bath with rainfall shower over, low level WC and vanity wash hand basin. Chrome heated towel rail. Dado railing. Spot lighting and pelmet wall lighting. Rear aspect glazed window. Tiling

Boot Room

Rear and side aspect double glazed window. Alarm system. Wall mounted radiator. Storage cupboard. Skirt boarding. Tiled flooring. Door leading to garden.

First Floor

Landing

Carpeted. Skirt boarding. Dado railings. Loft access. Door leading into: -

Bedroom One

13' x 13' 7" (3.96m x 4.14m)

Rear and side aspect double glazed window. Carpeted. Skirt boarding. Feature exposed wooden beams. Eaves storage. Wall mounted radiator

En Suite

Suite comprising low level WC, vanity wash hand basin and walk in double shower. Tiled. Wall mounted radiator. Ceramic flooring. Feature exposed wooden beams. Wall lighting. Rear aspect double glazed window

Bedroom Two

14' 7" x 10' 9" (4.45m x 3.28m)

Front and side aspect double glazed window. Skirt boarding. Dado railing. Carpeted. Eaves storage. Wall mounted radiator. Feature exposed wooden beams. Built in wardrobes.

Bedroom Three

10' 9" x 8' 5" (3.28m x 2.57m)

Front and side aspect double glazed windows. Skirt boarding. Dado railings. Carpeted. Wall mounted radiator. Feature exposed wooden beams. Double mirrored built in wardrobes.

Bedroom Four

11' 4" x 7' 5" (3.45m x 2.26m)

Front and side aspect double glazed windows. Skirt boarding. Dado railings. Carpeted. Wall mounted radiator. Feature exposed wooden beams. Wall mounted radiator.

Bathroom

Suite comprising walk in rainfall shower over, low level WC and vanity wash hand basin. Heated towel rail. Dado railing. Front aspect glazed window. Tiling. Feature exposed wooden beams.

Outside

Front Garden

Front southerly garden. Pleasant lawned area with a variety of planting and shrubs. Fully enclosed by wooden fencing. Fish pond.

Rear Garden

Initial paved area with a selection of planting and shrubs, steps lead onto additional lawn and shingled area. Side gated pedestrian access. Water supply. Access to garage and workshop

Garage

26' 1" x 12' 9" (7.95m x 3.89m)

Electric door.

Workshop

8' x 10' 1" (2.44m x 3.07m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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Property Ref: WEY308422 - 0012