



**Connells**

Coronation Road  
WEYMOUTH



### Property Description

Entering the property to the hallway, the ground floor accommodation comprises lounge, dining room, extended kitchen, shower room, spacious utility, and conservatory. The dining room, situated at the front is a good size and benefits from a large front bay window, allowing plenty of natural light to fill the room. The lounge is an ideal space for entertaining with ample floor space. The extended kitchen benefits from ample worksurfaces & storage and direct access to the rear garden can be made from here. The conservatory provides a welcome addition to the property where you can enjoy a peaceful summer evening with elevated views over the impressive garden.

Ascending to the upper floor you have three bedrooms and a bathroom. Bedrooms one and two are good size doubles with bedroom one benefiting from built in wardrobes. Bedroom three is good size single, ideal as an office or child's bedroom. The bathroom comprises a bath with a wash hand basin and WC.

Externally at the rear is a good size south westerly facing rear garden, mostly lawned with decking off kitchen door and a driveway provides off road parking.

### Entrance

Glazed composite door leading into: -

### Hallway

Coving. Skirt boarding. Carpeted. Wall mounted thermostat. Wall mounted radiator. Understairs storage cupboard. Stairs rise to the first floor. Door leading into: -

### Dining Room

11' x 10' (3.35m x 3.05m)

Coving. Skirt boarding. Carpeted. Front aspect double glazed bay window. Wall mounted radiator. Feature fireplace with electric fire.

### Lounge

11' 4" x 12' 4" (3.45m x 3.76m)

Coving. Skirt boarding. Carpeted. Wall mounted radiator. Feature fireplace with gas fire. Television point. Electrical points. Rear aspect glazed patio doors providing access into the conservatory.

### Kitchen

13' 1" Max x 15' 3" narrowing to 7' 8" (3.99m Max x 4.65m narrowing to 2.34m)

Fully fitted kitchen with a range of wall and base units with roll edge worksurface over. Inset stainless steel sink & drainer unit. Space for a gas cooker with cooker hood over. Tiling. Space for an upright fridge freezer. Wall mounted radiator. Ceramic tiled flooring. Space for under counter fridge. Space and plumbing for a dishwasher. Coving. Skirt boarding. Television point. Electrical points. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the garden. Wooden glazed door providing access to the utility room. Door leading into: -



### Shower Room

Suite comprising shower unit, low level WC and wash hand basin. Tiling. Front aspect double glazed opaque window. Extractor fan.

### Utility Room

14' 7" x 4' 9" (4.45m x 1.45m)

Wall mounted boiler. Space and plumbing for a washing machine. Space and plumbing for a dryer. Electrical points.

### Conservatory

9' 8" x 7' 9" (2.95m x 2.36m)

Brick built construction. Wooden style flooring, Rear aspect glazed patio door which enjoy a South Westerly aspect with elevated views over the garden.

## First Floor

### Landing

Side aspect double glazed window. Carpeted. Coving. Skirt boarding. Loft access. Door leading into: -

### Bedroom One

11' 8" x 10' 4" Plus Bay (3.56m x 3.15m Plus Bay)

Dado railing. Skirt boarding. Carpeted. Front aspect double glazed bay window. Wall mounted radiator. Television point. Electrical points.

### Bedroom Two

13' x 9' 5" (3.96m x 2.87m)

Dado railing. Skirt boarding. Carpeted. Rear aspect double glazed window which enjoys a southerly aspect and views. Wall mounted radiator. Television point. Electrical points.

### Bedroom Three

7' 3" x 7' 5" (2.21m x 2.26m)

Dado railing. Skirt boarding. Carpeted. Rear aspect double glazed window which enjoys a southerly aspect and views. Wall mounted radiator. Television point. Electrical points.

### Bathroom

Suite comprising paneled bath with mixer taps, low level WC and wash hand basin. Carpeted. Tiling. Wall mounted radiator. Coving. Front aspect double glazed window.

## Outside

### Front Garden

Enclosed by a dwarf brick wall. Variety of planting and shrubs. Access to the utility room & front door.

### South Westerly Rear Garden

Pleasant rear garden which enjoys a South Westerly position, initial decked area with the majority laid to lawn with a variety of planting & shrubs. Garden shed. Paved area with rear access.

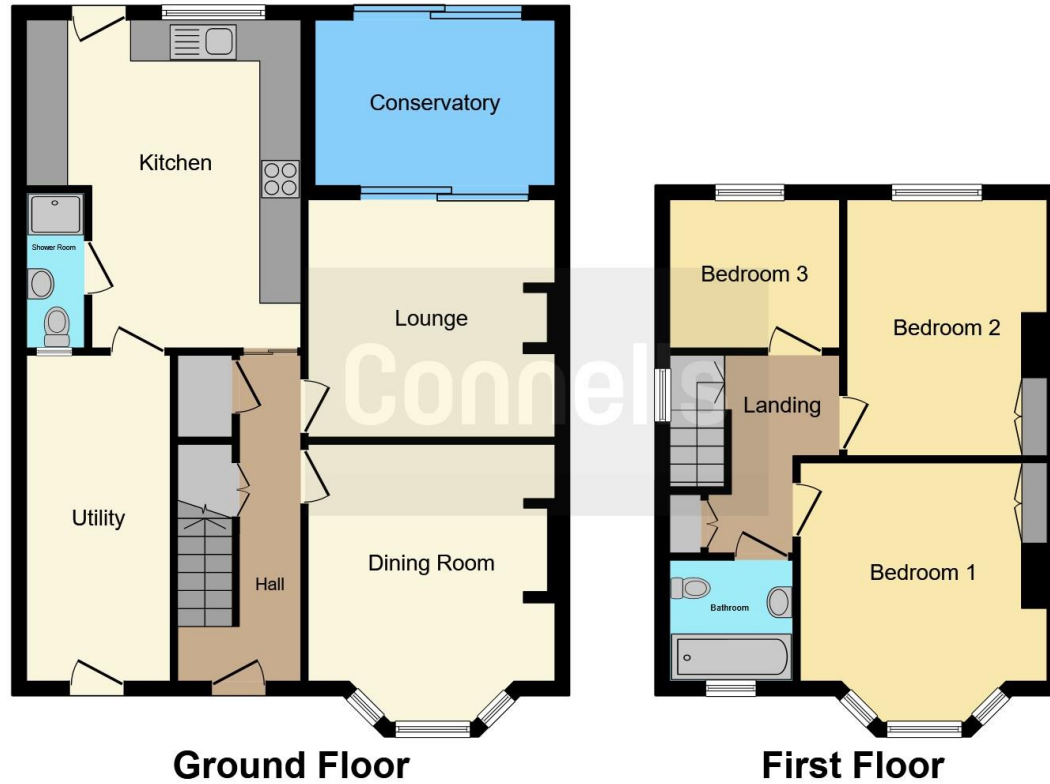
### Driveway

Ample parking for two vehicles









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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