



Connells

Blenheim Road
Weymouth



Property Description

Approaching the property is the block paved drive with room for three vehicles and side access into the property. Entering into the spacious hall, doors lead to all downstairs accommodation whilst stairs rise to the first floor.

Situated at the front of the property is the well-presented lounge, offering plenty of natural light to flood through whilst leaving ample room for furnishings. The ground floor offers an impressive kitchen/dining/family room offering a great space for family dining & entertainment, whilst an opening leads into the utility room with additional access to the garden. The kitchen offers a range of fitted units and space for appliances with double glazed doors providing access to the garden.

Ascending to the first floor are three bedrooms. Bedrooms two & three are both double-sized bedrooms with room for furnishings and built-in wardrobes whilst bedroom four is a generous-sized single with room for furnishings. To finish the first floor is the shower room with shower, wash hand basin & WC.

Finally, on the second floor is a large landing suitable for an office space with a door leading into bedroom one. This room enjoys views towards Preston Beach.

To the rear of the property is the generous-sized garden with decking, a range of shrubs and trees whilst a path leads down the lawn to the large cabin used as a bar/games room, plus hot tub.

Entrance

Door leading into: -

Porch

Door leading into: -

Hall

Ceramic flooring. Feature vertical radiator. Skirt boarding. Coving. Spot lighting. wall mounted radiator. Understairs storage. Stairs rise to the first floor. Door leading into: -

Lounge

12' x 13' 3" (3.66m x 4.04m)

Front aspect double glazed window. Carpeted. Skirt boarding. Coving. Wall mounted radiator. Electrical points. Telephone point. Television point.

Shower Room

Modern suite comprising double walk in shower with glass screen, low level WC and vanity wash hand basin. Tiling. Spot lighting. Extractor fan. Chrome wall mounted heated towel rail.

Kitchen / Dining Room

20' 6" x 18' 2" (6.25m x 5.54m)

Fully fitted kitchen with high gloss wall and base units with worksurfaces over, kitchen island with stove top. Inset ceramic sink and drainer unit. Double oven with microwave. Wine cooler. Tiling. Space for an American fridge freezer. Spot lighting. Kitchen plinth heater. Two double Velux windows. Rear aspect double glazed window. Rear aspect double glazed french doors providing access to garden. Coving. Skirt boarding. Tv point. Electrical points. Feature electric fire. Ceramic flooring.

Utility Room

8' 9" x 7' 7" (2.67m x 2.31m)

High gloss wall and base units with work surface over. Vertical wall mounted radiator. Door providing access to the utility space with plumbing for a washing machine and dryer. Ceramic flooring. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the garden.

First Floor

Landing

Side aspect double glazed window. Carpeted. Coving. Skirt boarding. Electrical points. Stairs rise to the second floor. Door leading into: -

Bedroom Two

11' 3" Max x 10' 9" (3.43m Max x 3.28m)

Rear aspect double glazed window which enjoy sea views. Wall mounted radiator. Fitted wardrobes. Carpeted. Skirt boarding.

Bedroom Three

10' 4" Max x 11' 3" (3.15m Max x 3.43m)

Front aspect double glazed window. Wall mounted radiator. Carpeted.

Bedroom Four

9' 1" x 7' 2" Max (2.77m x 2.18m Max)

Rear aspect double glazed window which enjoy sea views. Wall mounted radiator. Carpeted.

Bathroom

Modern fitted suite comprising standalone bath, shower unit and vanity wash hand basin.

Chatsworth savoy traditional heated towel rail radiator. Herringbone bone bathroom flooring. Fully tiled walls. Front aspect double glazed opaque window. Coving. Inset spot lighting. Feature wall lighting.

Second Floor

Landing

Side aspect double glazed window. Eaves storage. Skirt boarding. Coving. Front and rear aspect Velux windows. Wall mounted radiator. Carpeted.

Bedroom One

10' 1" x 11' 2" (3.07m x 3.40m)

Rear aspect double glazed window which enjoys elevated sea views over Preston beach. Carpeted. Spot lighting. Fitted wardrobes. Electrical points. Tv point.

Outside

Garage

8' 9" x 13' 4" (2.67m x 4.06m)

The garage has an up and over door with power and lighting.

Driveway

Block paved driveway providing ample parking for three vehicles.

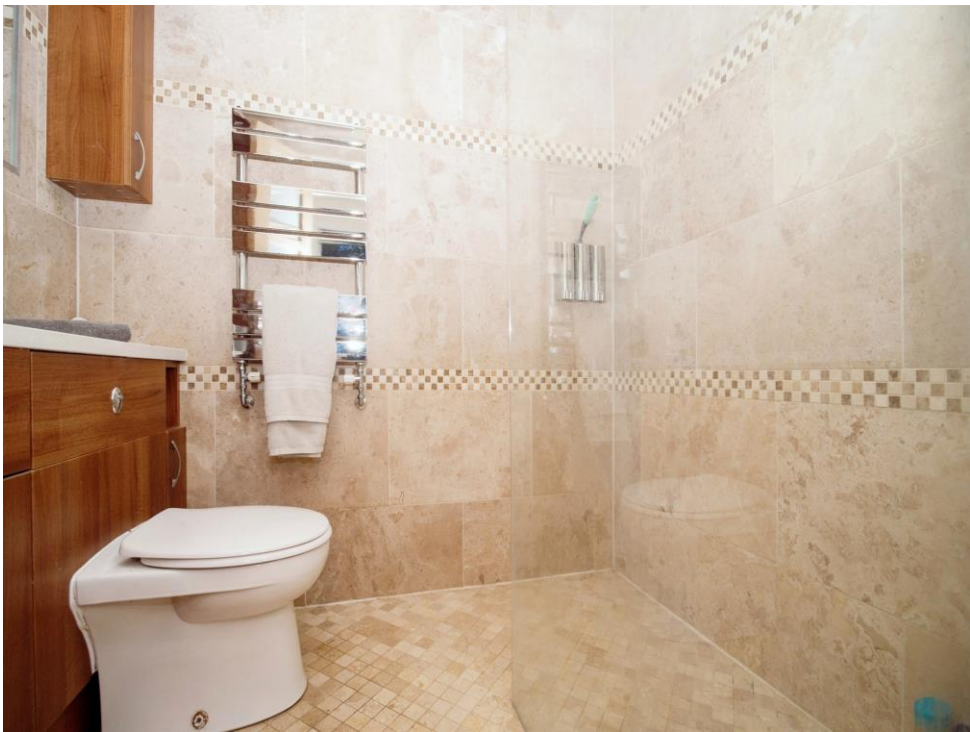
Rear Garden

Outside offers an enclosed rear garden with a decking area and a lawned area with planted shrubs and trees. Hot tub.

Bar/ Games Room

23' x 15' 3" (7.01m x 4.65m)









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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EPC Rating: Awaited

Tenure: Freehold

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