



Connells

Broadmeadow Road
Weymouth



Property Description

This beautifully presented three-bedroom semi-detached house features a large garden backing onto fields with spacious kitchen/dining room, garage & driveway nestled in the popular cul-de-sac of Broadmeadow Road. The property is conveniently located within easy reach of Weymouth & Portland Sailing Academy. Nearby, you will find excellent coastal walks, the famous Fleet Lagoon, & a great selection of shops & amenities.

Upon entering, you will immediately appreciate the style and condition of the home, with stairs leading to the first floor and doors opening to the ground floor accommodations. The spacious kitchen/diner is the heart of the home, stretching the length of the property and creating a light and airy atmosphere with plenty of space for family living and entertaining. Double doors provide a lovely view of the garden and allow access to the patio.

The front of the property is the bay fronted living room. A useful shower room completes the downstairs accommodations.

On the first floor, you will find three bedrooms & a bathroom. The two principal bedrooms are generously sized double rooms, with the master enjoying built-in wardrobes and en suite. The third bedroom is a good-sized single room. The bathroom is equipped with corner bath unit, W/C, and a wash hand basin, finishing the accommodation.

Externally, the garden enhances this fabulous family home.

Entrance

Hall

Carpeted. Coving. Skirt boarding. Understairs storage cupboards. Power points. Stairs rise to the first floor. Door leading into: -

Shower Room

Modern fitted suite comprising shower unit, low level WC and wash hand basin. Tiling. Inset spot lighting. Wall mounted chrome heated towel rail. Side aspect double glazed opaque window.

Living Room

14' 4" x 11' 2" (4.37m x 3.40m)

Front aspect double glazed bay window. Wooden style flooring. Coving. Skirt boarding. Inset ceiling lights.

Power points. Television point. Telephone point. Feature fireplace with surround. Wall mounted radiator.

Kitchen/ Dining Room

18' 5" x 18' 4" (5.61m x 5.59m)

Fully fitted kitchen with a range of wall and base units with roll edge worksurfaces over. Plinth heaters. Inset stainless steel round bowl sink. Additional stainless steel sink and drainer unit. Space for an upright fridge freezer. Space and plumbing for a washing machine.

Space and plumbing for a dishwasher. Inset spot lighting. Space for an electric cooker with cooker hood over. Tiling. Extractor fan. Side aspect double glazed window. Two rear aspect Velux windows. Television point, Power points. Continuation of wooden style flooring. Skirt boarding. Wall mounted radiator. Rear aspect double glazed bi-folding doors providing access into the conservatory.

Conservatory

18' 5" x 11' 3" (5.61m x 3.43m)

Brick and upvc construction. Rear and side aspect double glazed windows. Skirt boarding, Power points. Two wall mounted electric heaters. Rear aspect double glazed french doors providing access to the garden.

First Floor

Landing

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

Bedroom One

10' 9" x 11' 9" (3.28m x 3.58m)

Front aspect double glazed bay window. Dado railings. Coving. Skirt boarding. Carpeted. Inset ceiling lights. Power points. Fitted wardrobes. Wall mounted radiator. Arch leading into: -

En Suite

Shower unit, tiling, inset spot lighting. Carpeted. Skirt boarding.

Bedroom Two

13' 9" narrowing to 8' 5" x 11' 2" (4.19m narrowing to 2.57m x 3.40m)

Rear aspect double glazed window enjoying views over open fields. Coving. Skirt boarding. Carpeted. Power points.

Bedroom Three

6' 9" x 10' 3" (2.06m x 3.12m)

Rear aspect double glazed window enjoying views over open fields. Coving. Skirt boarding. Carpeted. Power points.

Bathroom

Suite comprising corner bath, low level WC and wash hand basin. Wall mounted radiator. Storage cupboard. Inset spot lighting. Tiling. Front aspect double glazed window.

Loft Space

Fully boarded. Power points. Eaves storage. Two Velux windows.

Outside

Rear Garden

Initial paved area enclosed by a dwarf wall with side gated access to driveway. Steps lead down to lawned garden enclosed by fencing with rear gated access to the playing fields. Garden shed.

Driveway

Garage

Up and over door. The rear section of the garage has been partitioned to provide a workshop, with base units and space for white goods. Side aspect upvc door providing access into the garden.









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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 Band: C

Tenure: Freehold

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Property Ref: WEY309094 - 0010