



Connells

Westmacott Road  
Weymouth





### Property Description

This fine home which is set on the edge of the popular Redlands Farm development provides a well-appointed and well-presented interior with spacious accommodation spread over three storeys.

On the ground floor there is an entrance hall, cloakroom, a useful under stairs storage cupboard and access into the utility room which is fitted with a range of wall and floor cupboards. The living room enjoys a dual aspect with a window to the front and French doors opening onto the rear sun deck. The open plan kitchen/dining room is the hub of the house and is well served with a good range of fitted modern units with oak work tops, breakfast bar, twin electric ovens, four ring gas hob, extractor hood, sink unit, an integrated dishwasher and wine chiller.

On the first floor there are three bedrooms including the master bedroom which benefits from the luxury of a modern fitted en-suite shower room. There is also the main family bathroom which is fitted with a modern suite comprising of bath, wash hand basin and WC.

On the second floor are two spacious double bedrooms, and shower room.

Externally the property provides off-road parking and an attached single garage with manual up and over door, power, lighting, eaves storage and pedestrian door to the side.

There is an enclosed landscaped garden which is laid to lawn with shrub beds, a paved patio terrace and paved sun deck. The garden extends to both sides which is laid to gravel with sheds.

### Accommodation

#### Entrance Hall

Understairs cupboard. Stairs to first floor

#### Cloakroom

Double glazed window to rear. WC, wash hand basin. Radiator

#### Lounge

13' 2" x 20' 3" (4.01m x 6.17m)

Front aspect double glazed window, radiator, electric fire, television point. French doors to rear and to garage

## Kitchen / Dining Room

10' 3" x 20' 3" (3.12m x 6.17m)

Double glazed windows to front and rear. Two radiators. Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink drainer. Electric double oven with gas hob and cooker hood. Part tiled.

## Utility Room

Boiler. Wall and base units. Stainless steel one bowl sink. Radiator. Plumbing for washing machine.

## First Floor

### Landing

Airing cupboard. Double glazed window to front. Radiator

### Bedroom One

20' 4" x 10' (6.20m x 3.05m)

Double glazed window to front and rear. Built in wardrobe. Two radiators.

### En Suite

Suite comprising double shower cubicle, vanity unit and WC. Part tiled. Extractor fan. Shaver point.

### Bedroom Two

13' 2" x 9' 5" (4.01m x 2.87m)

Double glazed window to rear. Radiator

### Bedroom Three

13' 8" x 9' 4" (4.17m x 2.84m)

Double glazed window to front. Radiator

### Bedroom Four

14' 7" x 13' 4" (4.45m x 4.06m)

Double glazed window to front and rear. Velux to rear. Radiator

### Bedroom Five

15' 5" x 14' 2" (4.70m x 4.32m)

Two velux windows to rear aspect. Double glazed window to front. Radiator

### Shower Room

Suite comprising shower cubicle, WC and wash hand basin. Radiator

## Outside

### Front Garden

Step down to front door.

### Rear Garden

Enclosed rear landscaped garden which is laid to lawn with shrub beds, a paved patio terrace and paved sun deck. The garden extends to both sides and is laid to gravel with sheds. There is an outside tap and rear pedestrian gate.

### Garage

17' 7" x 8' 8" (5.36m x 2.64m)

Window to rear. Door from garden. Power and lighting.







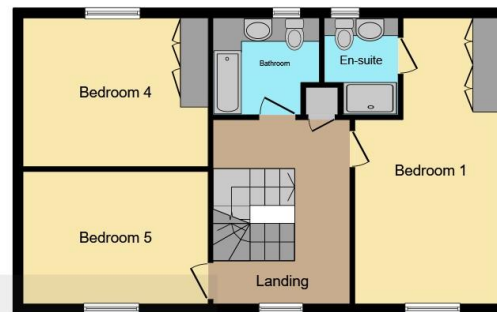




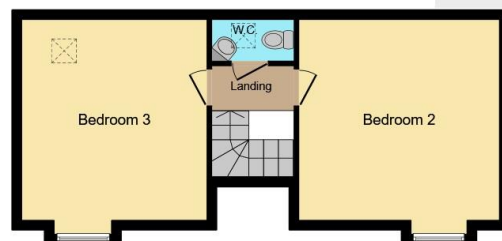




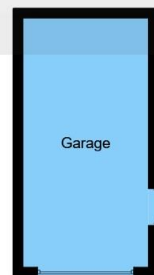
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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EPC Rating: C Council Tax  
Band: F

Tenure: Freehold

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Property Ref: WEY309208 - 0004