



DIRECT



MOVES

Hawthorn Close , Weymouth DT4 9UG

- Three double bedrooms
- Two bathrooms & third separate WC
- Large fully enclosed rear garden with rear access
 - Summer house with power
- Popular Southill location - Close to Amenities
- Two large double bedroom size Attic rooms
- Off- Road parking for two vehicles
- Brick built Sun-room & Workshop
- Modern new kitchen (2022)
- Quiet Cul-de-sac

Offers Over £395,000 Freehold





Location

Location

Hawthorn Close is a quiet residential road located just off Radipole Lane in Southill.

Nearby you will find a range of amenities including off license and popular public house as well as a network of picturesque countryside walks.

A short drive will take you to Weymouth's town centre and bustling harbour where you will find an abundance of boutique shops, cafes and restaurants.

Weymouth is a charming seaside town in Dorset, nestled on the picturesque Jurassic Coast. It beckons with its stunning scenery, vibrant activities, and friendly community. Whether you seek seaside relaxation, adventure on the Jurassic Coast, or a warm sense of belonging, this charming town has something special to offer everyone.

Frontage

Off road parking for 1 vehicle and garage door access to car port. Mature front garden with paving stone pathway to front door.

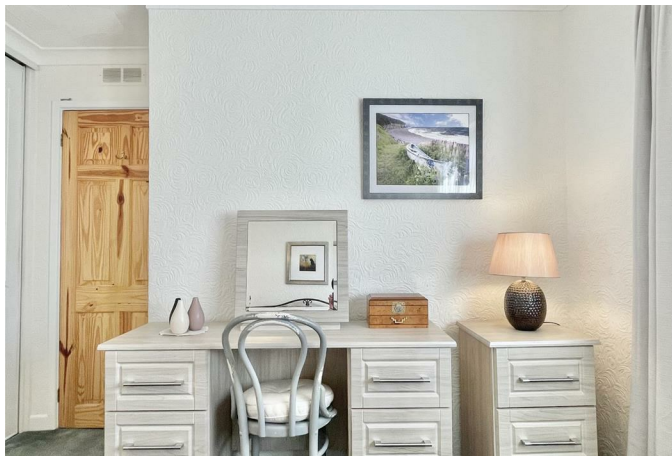
Entryway

UPVC double glazed door into inner hall with meters. Wood door with glass panels into hallway, built in coat and shoe storage. Doors into...

Bedroom 1

10'4" x 9'9"

Front aspect double glazed window overlooking laid to lawn front garden. Full length Built-in wardrobe with shelf and hanging space. Power points, pendant ceiling light.



Bedroom 2

8'9" x 10'6"

Front aspect double bedroom overlooking laid to lawn front garden and drive. Power-points. Pendant ceiling light.

Bedroom 3

10'9" x 9'4"

Side aspect double bedroom with view over enclosed side courtyard. Power-points. Hanging ceiling light.

Bathroom

8'9" x 5'0"

Side aspect bathroom with obscured uPVC double glazed window and Velux skylight. Panel enclosed bath with shower tap attachment. partially tiled. Wall mounted heated towel rack. low-level WC and vanity style wash basin.

Reception Room

19'2" x 12'5" max

Rear aspect reception room with double patio doors onto back garden. Electric fireplace. Power-points. Wood door to second hallway and Double wood doors with glass panels into..

Kitchen / Diner

19'2" x 9'4"

Dining Area - 2.86m x2.55m

Side aspect double glazed window overlooking enclosed courtyard. power-points, hanging ceiling light;

Kitchen area 2.77mx3.0m

Rear aspect double glazed window overlooking rear garden. Range of eye and base level units. Space for washing machine and dishwasher. Built in eye-level double oven. 4 ring gas hob with extractor over. Integral fridge freezer. Lino flooring. Power-points. sliding wood door to rear hallway with door to WC and Step down to doors into courtyard, garden and utility

Downstairs W.C

5'7" x 2'3"

Rear aspect WC with obscured double glazed window. Tiled flooring. Wall mounted hand basin and low-level WC

Utility

8'1" x 9'7"

Front aspect room with large double glazed window overlooking courtyard. Space for tumble dryer with worktop over. Door into..

Sun Room

7'11" x 8'1"

Side aspect looking over garden, carpeted. Power-points. ceiling Lights. double wood patio doors into garden.

Attic Room 1

11'10" x 11'11"

Front aspect double bedroom overlooking front garden and surrounding area. Double Eave storage. Wall mounted electric heater. Side aspect Velux window. Power-points.

Shower Room

6'4" x 4'9"

Side aspect shower room with small Velux window. Built-In vanity style wash hand basin and low-level WC. Small sliding door into small linen closet. Enclosed shower cubicle. Wall mounted electric heater.

Attic room 2

14'2" x 10'4"

Rear aspect double glazed window overlooking enclosed rear garden and surrounding area. Wall mounted electric heater. Wall mounted Dalkin high wall split system for Air conditioning, heating and dehumidifying. Double eave storage.

Rear Garden

Fully wall enclosed rear garden mostly paved with central lawn area and further decking area for seating. Brick built workshop. Free standing summer house with power, lockable rear access gate behind. Mature plants and foliage.

N.B

Heating Ground Floor;
Johnson & Starley Economaire 50 Warm air heater with intejan water circulator - installed 2013.
Boiler serviced annually.

Kitchen - fully refurbished in May 2022.



Local Authority
Council Tax Band D
EPC Rating D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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