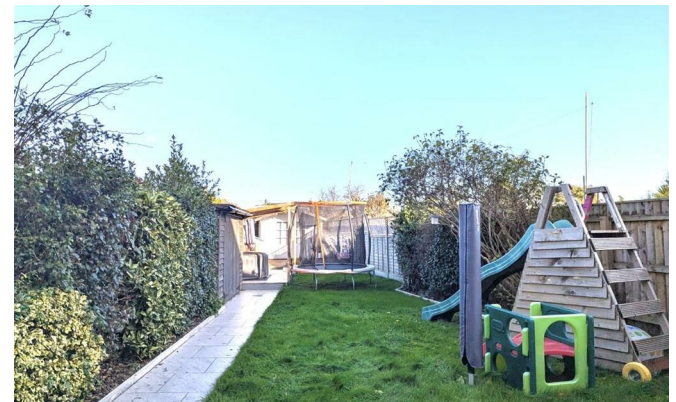




## Clarendon Avenue, , Weymouth DT3 5BG

- Three bedroom family home
- Integrated Garage
- Modern Kitchen and Bathroom
- Seperate utility room
- Desirable area with local amenities
- Semi-Detached
- Off-road parking for multiple vehicles
- Spacious open living area
- Fully enclosed rear garden

**Offers In Excess Of £375,000 Freehold**







## Location

### Entrance and Porch

10'2" x 3'6"

Drop Curb onto private drive and parking for multiple vehicles and access to garage. UPVC sliding door into stone tiled flooring porch, further UPVC front door into;

### Hallway

Glass paneled UPVC double glazed door into tiled hallway with wide entryway. Stairs to first floor with under stair storage. Matching doors to all rooms;

### Downstairs WC

6'5" x 2'10"

Tiled flooring continues into front aspect WC with small obscured window. Vanity style wash basin, stand alone low-level WC. Heated towel rail.

### Kitchen

11'5" x 8'10"

Rear aspect kitchen with large UPVC window over enclosed rear garden. Underfloor heating. Range of eye and base level units with wooden worktop over. Eye level electric oven and grill. 1.5 bowl sink with mixer tap. 4 ring gas hob with extractor over. Space for fridge freezer. Integrated dishwasher. Door to utility, arch to lounge diner.

### Utility

7'2" x 8'4" max

Rear aspect Utility room with stone tiled floor. Wall mounted towel rail. Power-points. Space for washing machine and tumble dryer in large built in storage unit. UPVC double glazed door into garden and UPVC window..

### Lounge/Diner

10'4"x 22'7"

Dual aspect room with large uPVC DG window to front and sliding patio door to conservatory. Wood flooring throughout. Wmrs. Pendant lights. Door to hall.

### Conservatory

9'4" x 9'4"

Glass walled conservatory with sliding door into patio.. wood laminate flooring.

### Landing

Stairs from ground floor with tall obscured upvc window. Loft hatch. Matching wood doors to all rooms.

### Bedroom One

10'5" x 11'11"

Front aspect double bedroom with large upvc double glazed window with wall mounted radiator underneath. Built-In wardrobe with hanging and shelf above. Power-points. Pendant hanging light.

### Bedroom Two

12'0" x 9'10"

Rear aspect double bedroom with large UPVC double glazed window overlooking rear garden with wall mounted radiator underneath. Pendant ceiling light. Power-points. Built-In wardrobe with hanging and shelf space.

### Bedroom Three

10'1" x 8'9"

Rear aspect double bedroom overlooking rear garden. Wall mounted radiator. Power-points. Pendant ceiling light.

### Bathroom

9'11"x 6'9"

Front aspect bathroom with obscured UPVC double glazed window. Laminate wood flooring with under floor heating and partially tiled walls. Vertical heated towel rail. Vanity style freestanding sink and low-level WC. Freestanding bath and separate corner shower unit.

### Rear Garden

Patio area from Conservatory and Utility with path running the length of the garden next to lawn area. . Step up to covered seating area, currently used for Hot tub and onto wood decking with summer house. Side access via lockable wood gate. Outside power-points. and outside tap.





Local Authority  
Council Tax Band **C**  
EPC Rating **C**



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

