



Roman Road

Weymouth, DT3 5JQ

- Immaculate family home
- 45 foot manageable lawned garden
 - Modern kitchen diner
- Three double bedrooms plus loft room
 - Sought after location of Radipole
- A perfect blend of traditional and modern living
 - Private driveway to the front of the property
 - Generous lounge with log burner
 - Ensuite
- Within close proximity to Weymouth beach & town centre

Offers In Excess Of £450,000 Freehold





Property summary

Roman Road, Weymouth, this immaculate home presents an exceptional opportunity for families seeking a blend of traditional and modern living. Set on a generous plot, the property boasts a large rear garden, perfect for outdoor activities and relaxation, alongside a private driveway to the front of the property that enhances its appeal.

Upon entering, you are welcomed by a spacious hallway adorned with engineered wooden flooring, leading seamlessly into a modern kitchen diner. This inviting space features French doors that open directly into the rear garden, creating a harmonious connection between indoor and outdoor living. The front of the house showcases a large lounge, characterised by its high ceiling, expansive bay window, and a cosy log burner, making it an ideal spot for family gatherings or quiet evenings.

The first floor reveals a spacious landing that leads to three well-proportioned double bedrooms. The main bedroom benefits from an ensuite shower room, while a separate bathroom serves the other two bedrooms, ensuring comfort and convenience for all. Additionally, a staircase leads to a versatile loft room, offering potential for further development or use as a home office, playroom, or guest accommodation.

The property is perfectly situated for those who appreciate the great outdoors, with Radipole Park Drive, The Swannery, and Radipole Lake just a short distance away. These scenic spots offer delightful routes for cycling and walking, allowing you to immerse yourself in nature while enjoying the fresh air.

Weymouth town centre is easily accessible, providing a vibrant seaside experience with its beautiful beaches and lively harbour. This location is particularly favoured by locals for its convenience and the array of amenities available. Within close proximity, you will find an array of popular supermarkets, popular public house, a local butcher, and a chemist, ensuring that everyday needs are met with ease.

Entrance

Double glazed obscured glass panelled front door leading to:



Entrance Hall

Side aspect double glazed obscured window, stairs leading to the first floor, under the stairs there is space for washer/dryer, spotlights, nest smart thermostat, wooden door leading to:

Lounge

15'5" x 17'0" (into bay)

Large front aspect double glazed bayed window, log burner which the current owner informs us was installed in May 2017, picture rail, mounted wall lights, ceiling light, power points

Kitchen/diner

15'8" x 19'4"

This modern kitchen comprises of rear aspect double glazed window along with double glazed French doors leading to the garden, range of eye and base level units with quartz work surfaces over, incorporated double oven, electric hob with extractor fan overhead, stainless steel sink with draining board, integral dishwasher, breakfast bar and space for American style fridge/freezer, spotlights, vertical radiators, power points & under cabinet lights.

Downstairs Cloakroom

Low level WC, hand wash basin with splashback tiling, wall mounted radiator, vinyl flooring.

First Floor Landing

Obscured side aspect double glazed window, traditional wooden floorboards throughout, wall mounted radiator, spotlights, stairs leading to the loft room, doors leading to:

Master Bedroom

13'7" x 17'0" (into bay)

Large front aspect double glazed bayed window allowing natural light, feature fireplace with tile surround, large built in wardrobe, picture rail, power points, ceiling light, door leading to:

Ensuite

6'4" x 6'8"

Front aspect double glazed obscured window, large shower cubicle with glass door, low level WC, vanity hand wash basin, heated towel rail, fully tiled throughout, spotlights.

Bedroom Two

10'7" x 16'1" (into bay)

Large rear aspect double glazed bayed window overlooking the rear garden, large built in wardrobes with mirrored sliding doors housing the water tank, traditional feature fireplace, picture rails, wall mounted radiator, ceiling lights.

Bedroom Three

8'2" x 12'11"

Rear aspect large double glazed window overlooking the rear garden, ceiling light, power points, wall mounted radiator.

Bathroom

6'2" x 6'6"

Side aspect double glazed obscured window, panel enclosed bath with rainfall shower and glass screen, spotlights, heated towel rail, low level WC, vanity hand wash basin, vinyl flooring.

Loft Room

15'2" x 19'4" (max)

Staircase leading from the first floor landing, dual aspect double glazed Velux windows, exposed brick, ceiling light, storage within the eaves, built in storage cupboard, power points,

Front Of The Property

Bricked paved driveway with parking for multiple vehicles, side access leading to the rear garden.

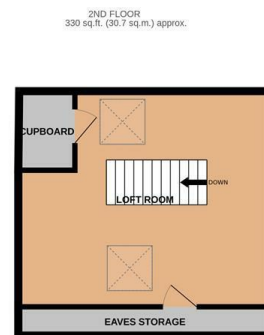
Rear Garden

45'11" x 26'2" approx

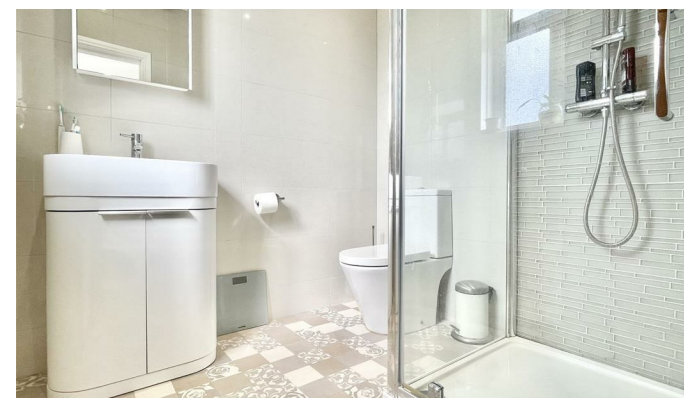
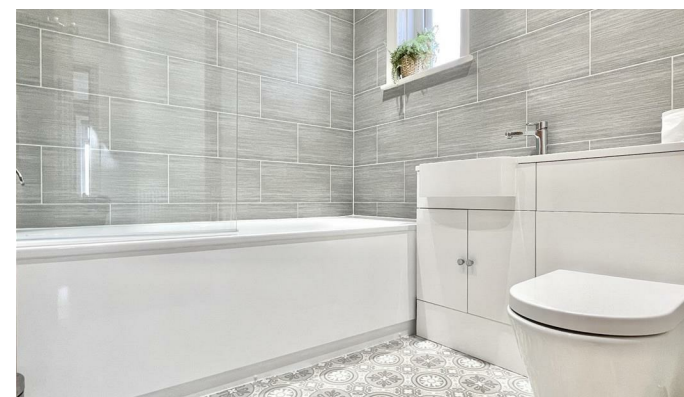
Wall and fence enclosed rear garden which is mainly laid to lawn with patio area, range of mature shrubbery creating a private space, outside tap and power points, front access via the side of the property.



Local Authority
Council Tax Band D
EPC Rating E



ROMAN ROAD
TOTAL FLOOR AREA: 1573 sq.ft. (146.1 sq.m.) approx.
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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