



Moorside Avenue , Weymouth DT4 7RH

- Beautifully Extended and Exceptionally Presented
 - Ideal for modern living
 - Open plan living
- Generous plot with a beautifully maintained rear garden
 - Just minutes away from Lodmoor Country Park
- Four-Bedroom Detached Family Home
 - Set in the sought-after Lodmoor area
 - Boasts two en-suite bedrooms
- Just a short walk to Greenhill and Preston Beach
- OPEN DAY 1st August, call our office to book an appointment

£675,000 Freehold





Hallway

Front door leading to hallway, column radiator, spotlighting, large under stairs storage cupboard, doors to kitchen and front reception room, stairway to first floor

Downstairs Cloakroom

Low level WC, inset wash hand basin with mixer tap and wood surround, towel rail, spotlighting, side aspect double glazed window

Relaxed Lounge

10'11" x 15'10"

Front aspect room with double glazed window, radiator, spotlighting, dimmer switch, wall mounted flame effect electric fire, sliding pocket glazed doors to open plan living room.

Utility Area / Pantry

Side aspect double glazed window, space for fridge freezer, through to walk in shelved pantry, with power and light

Utility Room

7'1" x 13'2"

Spacious room fitted with a range of eye and base level units, worksurfaces, double sink unit with mixer tap and drainer, space and plumbing for automatic washing machine, wall mounted Glow worm gas central heating boiler, radiator, skylight, rear aspect double glazed door to garden, door to garage.



Stairway to 1st Floor

Turning stairway to first floor landing, side aspect double glazed window, radiator, access to insulated loft.

Bedroom 1

10'3" x 14'3"

Rear aspect room, double glazed window, radiator, door to dressing room and en-suite shower room,

Dressing Room

Single radiator, ample hanging and shelving space.

Ensuite Shower Room

5'8" x 8'5"

Mainly tiled rear aspect room, double glazed window, walk in double shower comprising rain and hand shower, towel rail, wash hand basin with inset vanity unit, low level WC, tiled floor, spotlighting.

Bedroom 2

10'11" x 12'0"

Front aspect room, double glazed window, radiator, door to;

Ensuite Shower Room

7'4" x 8'5"

Front aspect room comprising walk in tiled double shower unit with rain and hand shower, wash hand basin with mixer tap and inset vanity unit, low level WC, spotlighting, towel rail.

Bedroom 3

7'4" x 10'3"

Rear aspect room with views to rear garden, double glazed window, radiator.

Bedroom 4

8'6" x 11'0"

Front aspect room, double glazed window, radiator.

Family Bathroom

5'5" x 8'10"

Modern suite comprising panel enclosed bath, mixer

tap and shower attachment, further wall mounted shower, low level WC, pedestal wash hand basin with vanity unit, towel rail, spotlighting, side aspect double glazed window.

Open plan kitchen/ dining/ entertaining room

20'1" x 22'1"

Extended light and airy room with the focus drawn to a lovely view towards the garden. Kitchen comprises a range of slate grey base level units with large pull out drawers, AEG 5 ring hob, extractor fan, Lamona double oven with grill, concealed dishwasher, double stainless steel sink unit with mixer tap, expansive wood breakfast bar unit, plinth heater vent, radiator, spotlighting, recess for bin, door to utility / pantry room.

Open plan living / dining space with three column radiators, wall mounted flame effect electric fire, dimmer switches, spotlighting, triple double glazed skylight windows, wall to wall double glazed sliding patio doors to garden, sliding pocket doors to front reception room.

Outside Front

Large frontage with wrought iron railing, gravelled driveway providing own driveway for several cars, access to garage storage, lighting.

Rear Garden

Extensive lawn with shrub and tree borders, attractive decking area to rear providing a lovely entertaining area, storage shed, Lodmoor Country Park is to the rear of garden.



Local Authority **Weymouth & Portland Borough Council**
Council Tax Band **E**
EPC Rating



Ground Floor

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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.

