

**DIRECT**



**MOVES**



**Fraser Avenue**  
Weymouth DT4 9EH

- Three bedroom detached family home
  - Ample parking on own driveway
  - Desirable Lanehouse location
- Large plot with generous front and rear garden
  - Three well-proportioned bedrooms
  - Recently fitted combination boiler (2023)

**Offers In Excess Of £420,000 Freehold**







#### **Front Garden & Driveway**

A charming and well-presented front garden, fully enclosed by fencing and walling with gated vehicular access. A patio driveway leads directly to the front door, while neatly maintained lawns and mature shrubbery provide an attractive, welcoming approach. An up and over door leads into the garage, while a wooden gate provides side access into the rear garden.

#### **Porch**

A double-glazed obscured UPVC door opens into a bright porch with vinyl flooring, floor-to-ceiling double-glazed windows, and an additional obscured glass-panel UPVC door leading into the...

#### **Entrance Hall**

A spacious and light-filled hallway with wall-mounted radiator, under-stairs storage, and stairs rising to the first floor. Doors give access to the main living areas.

#### **Living Room**

12'9" x 12'5"

A generous front-aspect living room with a double-glazed window overlooking the garden. Features include a chimney stack, wall-mounted radiator, ceiling lighting, and ample power points.

#### **Kitchen / Diner**

22'3" x 11'5"

An impressive, immaculately presented kitchen/dining area. The kitchen offers a wide range of wall and base units with matching splashbacks, a porcelain sink with stainless mixer, space for a range oven with extractor above, and a stylish central island/breakfast bar. Open-plan design flows seamlessly into the...

Bright and airy dining area, with dual aspect windows, recently installed French doors opening onto the rear garden, and a large skylight enhancing natural light throughout. Features include ceiling spotlights and a wall-mounted radiator.



### Utility Room

8'2" x 7'2"

A versatile rear-aspect utility space fitted with base-level units and stainless-steel sink with mixer tap, with space for multiple appliances including a fridge-freezer. A recently fitted wall-mounted combination boiler (2023), a large double-glazed window, ceiling spotlights, and UPVC door to the garden complete this practical space.

### Downstairs WC

Comprising a low-level WC, hand wash basin with stainless mixer tap, extractor fan, and ceiling lighting.

### First Floor Landing

A light side-aspect landing with double-glazed window, loft access via hatch, base-level storage cupboards, ceiling lighting, and access to bedrooms and bathroom.

### Family Bathroom

7'10" x 5'10"

A modern and fully fitted family bathroom comprising a water-wall bathtub with stainless mixer and handheld shower attachment, stylish wash basin with integrated shelving, corner shower with rainfall and handheld showerheads, and heated towel rail. Finished with tiled flooring, ceiling spotlights, partial PVC panelling, and a rear obscured double-glazed window

### Family W/C

4'7" x 2'11"

A convenient cloakroom featuring a low-level WC, an obscured double-glazed window for privacy and natural light, and ceiling lighting to complete the space.

### Bedroom One

13'5" x 10'9"

A spacious dual-aspect double bedroom featuring large rear and side windows, built-in wardrobes with shelving and hanging rails, wall-mounted radiator, ceiling lighting, and power points.

### Bedroom Two

12'9" x 10'9"

Another bright dual-aspect double bedroom with double-glazed windows, radiator, ceiling lighting, and power points.

### Bedroom Three

8'6" x 8'2"

A front-aspect bedroom with double-glazed window overlooking the garden, radiator, ceiling lighting, and power points.

### Rear Garden

A light-filled garden designed for both relaxation and functionality. This generous outdoor space offers a variety of areas to enjoy, including a raised decking terrace just off the dining area—perfect for al fresco dining or morning coffee. A large, well-maintained lawn provides ample space for children to play, making it ideal for families. Additional features include convenient side access via a wooden gate, and a separate, concrete laid area leads to an entrance into the home office located at the rear of the garage.

### Garage

### Home Office

8'10" x 8'2"

Located to the rear of the garage, this dual-aspect room benefits from power and lighting, a double-glazed UPVC door to the garden, making it an ideal home office or study space.

### NB

Double glazed windows fitted throughout within last two years.

White goods and kitchen utilities may be subject to negotiation.

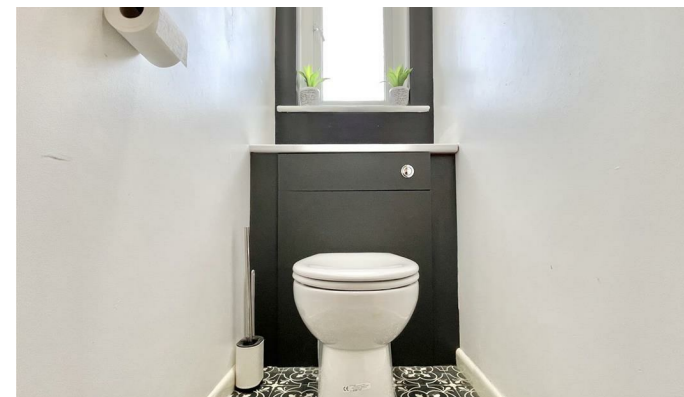
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Local Authority  
Council Tax Band D  
EPC Rating D



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