



Icen Road , Weymouth DT3 5JJ

- Outstanding character detached home in enviable location
 - Open plan family room with direct garden access
 - Detached Garden Office
- Desirable location with some spectacular views of Weymouth Bay
 - walking distance to transport links
- Lovely well proportioned light filled rooms
 - Ample off-road parking and detached Garage
 - Large garden patio for entertaining
- Close to local amenities - Gateway Development is walking distance
 - No Forward Chain

Guide Price £525,000 Freehold





Property Summary

Discover this beautifully extended and updated three-bedroom residence, perfectly situated to capture far-reaching views across Weymouth Bay. From the moment you step into the bright, wood-floored foyer, you'll appreciate the seamless flow and light-filled spaces.

The heart of the home is a magnificent, multi-aspect open-plan family room with elegant wood-effect tiling, twin electric Velux skylights, and double patio doors opening onto the garden. This space effortlessly connects the generous dining area and a high-specification kitchen featuring a seven-ring gas range and high-gloss units.

Outside, the peaceful, mature, wrap-around garden is an entertainer's paradise, offering a large patio, level lawn, and a valuable, secure paved parking area. For those working from home, the fully insulated and powered garden office is a perfect detached solution. Practical features include a separate cosy living room with a feature fireplace, a ground floor WC, and a versatile garage with utility plumbing. Upstairs, the bedrooms offer comfort and those incredible sea glimpses.

A rare blend of spectacular views and extensive entertaining areas. Book your viewing now before you miss out!

Ground Floor Entrance

A hard-wearing tiled floor greets you just inside the UPVC double-glazed front door, defining a practical inner hall with dedicated space for coats and shoes. A robust wooden door then opens into the main foyer, a spacious and bright central hub that provides access to all ground floor rooms and the staircase to the first floor. This inviting space features elegant wood flooring, a sleek vertical wall-mounted radiator, and convenient under-stair storage.

Guest WC

2'7" x 4'5"

Tucked neatly under the stairs, this convenient WC features an obscured UPVC window for natural light. It is fitted with a low-level toilet, a slimline hand wash basin, and wood effect flooring, illuminated by a modern spotlight.

Living Room

12'11" x 15'8"

The front-aspect living room is drenched in natural light thanks to a large UPVC double-glazed window offering a pleasant view over the front lawn and driveway. This warm and comfortable space is fully carpeted and features a classic picture rail encircling the room. The focal point is a charming feature fireplace with a wooden surround and a red tiled hearth, complemented by a wall-mounted radiator and a simple pendant light.

Open Living

The entire open-plan space is unified by wood-effect tiled flooring. This extended family room is exceptionally bright, benefiting from a side-aspect bay window, double patio doors, and numerous UPVC windows overlooking the beautiful wrap-around garden. Twin electric-powered Velux skylights enhance the natural light further, with modern spotlighting throughout providing a warm ambiance in the evenings.

Kitchen Area - 2.7x5.1

The highly functional kitchen is fitted with a range of high-gloss eye and base level units topped with an attractive quartz-effect work surface. It boasts an impressive seven-ring gas range with a stainless steel extractor hood above, along with integral appliances including a dishwasher and microwave. A 1.5 bowl stainless steel sink is perfectly positioned, and there is ample space for an American-style fridge freezer. A wall-mounted cupboard discreetly houses the boiler.

Dining & Entertaining Area - 3.6x6.6

Perfect for both everyday meals and entertaining, this area includes a wall-mounted radiator situated in the bay window, offering a lovely view of the wrap-around garden. Low-hanging pendant lights define the dining space, which has direct access to the outdoor decking area via the patio doors.

First Floor Landing

The spacious and light landing is illuminated by a large side-aspect UPVC window. It features a wall-mounted radiator, a picture rail, and provides access to all first-floor rooms. A large loft hatch with a built-in ladder provides easy access to the partially boarded, lit loft space.

Bedroom One

13'1" x 12'5"

This front-aspect double bedroom is a true retreat, featuring a bay window that provides far-reaching views across Weymouth Bay. The room is carpeted, heated by a wall-mounted radiator, and includes a pendant light fitting.

Bedroom Two

11'9" x 11'9"

A side-aspect double bedroom that is bright and comfortable, offering a view over the wrap-around garden.





and glimpses of Weymouth Bay. It features a wall-mounted radiator, carpet, and a pendant light.

Bedroom Three

7'10" x 7'2"

This front-aspect single bedroom also enjoys views over Weymouth Bay. It is fitted with carpet, a wall-mounted radiator, and a pendant light, making it a perfect child's room or home office.

Family Bathroom

8'10" x 7'6"

This dual-aspect family bathroom features obscured UPVC windows to the rear and side. It boasts wood-effect tiled flooring and partially tiled walls. The contemporary suite includes a low-level WC, a pedestal wash basin, and a double-width, fully tiled walk-in shower with a modern rainfall head accessed via a sliding door. Heating is provided by a full-height wall-mounted radiator and a heated towel rail. Spotlights and an extractor fan complete the space.

Frontage

A dropped curb leads onto the driveway, providing parking for two vehicles and leading directly to the garage. Steps lead up to the front door, while a low wall defines the boundary of the sweep-around front garden. This area is mostly laid to level lawn with a surround of mature shrubbery, creating a picturesque and private space, complete with an ideal spot for a garden bench.

Garden (Rear and Side)

Stepping out from the dining/entertaining area, you arrive directly onto a large porcelain tiled patio, offering ample space for outdoor living with external power points readily available. Doors provide convenient access to the garage and the summer house. Steps lead down to the level lawn area defined by mature planted borders and housing a further garden shed.

A further step leads up to a secure, enclosed paved parking space discreetly hidden behind lockable garden gates, complete with dropped curb access—a valuable feature for secure vehicle storage or a trailer.

This peaceful, enclosed, and mature garden provides fantastic space for relaxation and play. A lockable side gate grants access to the further wrap-around side and front lawn, which is bordered by mature plants for enhanced privacy.

Garden Office

9'6" x 10'9"

A highly desirable feature, the side-aspect garden office is fully insulated and powered. It features a UPVC double-glazed window overlooking the garden, laminate flooring, and modern spotlights—the perfect detached workspace.

Garage

8'2" x 9'6"

The single-skin brick-built garage offers both lighting and power. It benefits from plumbing for a washing machine and tumble dryer, along with a practical kitchen unit and stainless steel sink. Eaves storage provides additional space, and a manual up-and-over door provides access from the drive.



Local Authority
Council Tax Band D
EPC Rating C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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