



Cleveland Avenue, Weymouth,, Dorset, DT3 5AG

- Outstanding family home in highly desirable location
 - Own driveway AND garage
 - Premium finish throughout
 - Excellent school catchment area
 - Nearby to local amenities & town centre
- Four bedroom family home
- Private, well maintained gardens
 - Recently installed log burner
 - Solar panels with batteries

£625,000 Freehold





Front of property

Cleveland Avenue benefits from a large asphalt driveway providing off road parking. The perimeter is enclosed with brick walls, fencing, and a variety of mature shrubs. An up and over door provides access to the garage, while an obscured wooden door with glass panels leads into the porch.

Porch

Entrance via an obscured UPVC door into the porch, which features picture rails, internal windows, and a glass-panel door leading into...

Entrance hallway

An open and airy hallway with stairs rising to the first-floor landing. Includes a door to the under-stair downstairs W/C, picture rails, and wooden flooring that continues into the living room.

Downstairs W/C

Featuring a low level W/C, wood flooring, compact hand wash basin with stainless steel mixer tap, and an extractor fan.

Living Room

14'1" x 13'5"

A charming front-aspect living room featuring a large double-glazed bay window overlooking the front driveway, a fireplace with tiled and wooden surround, and a wall-mounted radiator.

Kitchen

A sleek and contemporary rear aspect kitchen featuring a range of eye and base level units with elegant marble counter tops, a stylish central island incorporating an oven and induction hob sitting upon further matching marble counter tops. An inset sink with drainer sits beneath a double glazed window. Additional features include a heated towel rail, integrated dishwasher, and ceiling spotlights, while a large opening provides access into the open plan living/ diner area.



Open Plan Living/Diner

A grand, multi-aspect space. The living area includes wood style flooring, a recently installed log burner with tiled and wooden surround, ceiling spotlights, and a large opening to the kitchen. The dining area features double glazed bifold doors onto the rear garden, two skylights, a vertical radiator, and ceiling spotlights.

Utility

14'9" x 9'6"

A large utility room accessed via the kitchen with two double glazed roof lights and a stable style UPVC door leading to the garden. Includes tiled flooring, a large wash basin with stainless steel taps, eye and base level units with space for white goods, and an internal door leading to the...

Integral Garage

Integral garage with up-and-over door from the front driveway and internal access from the utility. Features wall-mounted solar panel batteries, combination boiler, and overhead space suitable for suspended storage.

First Floor Landing

A large split-level landing with a rear-aspect double-glazed window overlooking the garden, wall-mounted radiator, and access to bedroom one. Steps lead up to the upper landing with access to all further bedrooms and the family bathroom.

Family Bathroom

9'2" x 8'2"

Immaculately presented, part-tiled dual aspect bathroom with two obscured double glazed windows. Features a stylish low level W/C and matching hand wash basin with stainless steel mixer tap and tiled splashback, a large oval bathtub with mixer tap and handheld shower attachment, a walk-in shower with rainfall and handheld heads, and a heated towel rail.

Bedroom One

13'5" x 9'2"

A spacious front aspect bedroom with double glazed window overlooking distant rolling hills, wall-mounted radiator and door to the en-suite.

En-suite

5'10" x 5'2"

Rear-aspect en-suite with obscured double-glazed window, low-level W/C, heated towel rail, hand wash basin with stainless steel mixer tap, and electric shower with sliding doors.

Bedroom two

Large front aspect bedroom with double glazed bay window offering countryside views, picture rails, chimney stack, wall mounted radiator, and built in wardrobes with mirrored sliding doors.

Bedroom Three

11'9" x 13'5"

Another generous double bedroom with double-glazed window overlooking the rear garden, wall-mounted radiator, chimney stack, and picture rails.

Bedroom Four

8'2" x 7'10"

A front aspect bedroom with double glazed window, wall mounted radiator, and charming picture rails. An ideal nursery or home office.

Rear Garden

A generously proportioned and private rear garden. A double-glazed UPVC stable door from the utility opens onto a patio area with a pergola providing a covered alfresco dining space. Features include a large lawn, rockery with mature shrubs, and a small pond leading up to an additional patio area with two storage sheds and a wood-trimmed planter. The garden is enclosed by fencing and hedging, and a mature palm tree completes the space. Includes an outside tap and power points.

NB

Cleveland Avenue benefits from a recently installed log burner, the chimney is lined and has been maintained well by the owner.

Ten owned solar panels are fitted to the rear, with batteries in the garage.

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Local Authority
Council Tax Band D
EPC Rating



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