



Instinct Guides You



Grove Avenue, Weymouth Offers In Excess Of £440,000

- Substantial Family Home
- Southerly Garden
- Downstairs Living Accomodation
- Open-Plan Kitchen/Diner/Family Room
- Beautifully Presented Throughout
- Generos Proportions
- Grove Avenue, Lodmoor
- Ample Off Road Parking



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Wilson Tominey proudly presents this SPACIOUS FOUR BEDROOM FAMILY HOME benefiting from SOUTHERLY GARDEN and SUBSTANTIAL PARKING in the LODMOOR area. BEAUTIFULLY presented with a blend of TRADITIONAL and CONTEMPORARY FEATURES, VERSATILE DOWNSTAIRS LIVING ACCOMODATION and OPEN PLAN KITCHEN/DINER.

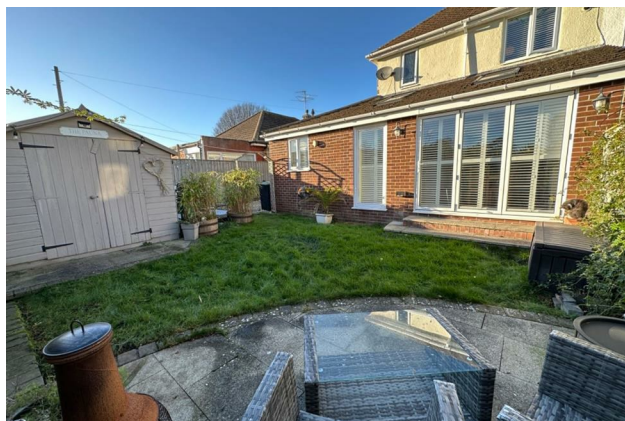
Stepping into this superb family home, a generous hallway greets you – the stairway features traditional panelling and stair carpet with stair rods. To the immediate left, a spacious living room acts as a cosy snug within the grandeur of the home. The chimney breast accommodates a gas, log-style burner, providing a focal point to the space. Through the hall, the large, open-plan kitchen diner is the hub of the home - a wonderful social space perfect for family living and entertaining. Kitchen is complete with ample units, built in appliances and feature island.

The room opens into a large dining and seating area. Light floods through the shutters and bi-fold doors creating a beautiful, airy space, taking advantage of the southerly-facing rear aspect. The utility room is conveniently off the kitchen/diner offering further functionality.

The remainder of the downstairs accommodation is uniquely organised into an excellently proportioned downstairs bedroom with adjacent shower room allowing use as a guest suite or as a fully and self-contained, accessible living space.

Ascending to the first floor, the spacious landing opens onto another three well-proportioned bedrooms. Bedroom two is a generously sized double and benefits from a bay window, adding character. Bedrooms three and four are also well proportioned with shutters in the rear bedroom. A family bathroom completes the upstairs living arrangement and comprises of a bath with shower over, wash hand basin and W/C; all tied together with modern, contemporary tiling.

The rear garden has a low-maintenance finish, with a patio & lawn to create separate areas for family entertainment. The garden also enjoys side access.



Room Dimensions

Living Room 14'5" into bay x 10'7" max (4.40 into bay x 3.24 max)

Utility 8'7" x 6'8" (2.63 x 2.04)

Shower Room 7'11" x 6'7" (2.42 x 2.03)

Bedroom One 17'6" x 11'7" (5.35 x 3.55)

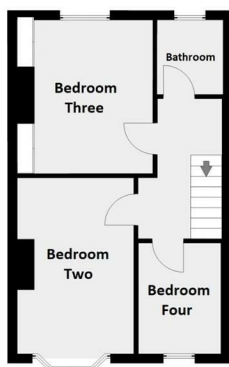
Kitchen/Family Room 33'9" max x 17'2" max (10.29 max x 5.25 max)

Bedroom Two 14'9" into bay x 9'4" max (4.50 into bay x 2.87 max)

Bedroom Three 12'10" x 9'6" (3.93 x 2.90)

Bedroom Four 9'3" x 6'11" (2.83 x 2.11)

Bathroom 6'2" x 5'6" (1.90 x 1.69)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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