



Instinct Guides You



## Old Castle Road, Weymouth £475,000

- Characterful Period Property
- Large Westerly Garden
- Moments from Sandsfoot Gardens and Beach
- Four Double Bedrooms
- Beautifully Presented
- Rodwell
- Showerroom Downstairs with WC
- Spacious Accommodation Throughout
- Bathroom



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Nestled in Rodwell's prestigious Old Castle Road, moments from Sandsfoot beach and gardens is this four double bedroom period property - boasting large westerly garden and characterful features. With spacious accommodation throughout, a playful blend of period features and stunningly presented modern finish, this family home comprises of separate utility, conservatory and cloakroom.

Beyond the stunning red-brick frontage, the home begins with a generous lounge. Box bay windows and fireplaces add an aspect of charm and cosiness; High ceilings work with the rooms excellent proportions, promoting space.

The bright kitchen is fitted in a striking contemporary style, flowing seamlessly into a large dining area and separate utility space; Ample storage and workspace is found in abundance. The westerly aspect is captivated by a conservatory. The downstairs also contains a shower room, complete with toilet and basin - offering versatility.

The first floor offers three of the double bedrooms. Bedrooms three and four are double rooms with space for storage and furnishings - both boast large westerly windows. A family bathroom can be found between with bath, toilet and hand basin. The floor also hosts a superb main bedroom with beautiful fire place and box bay window accentuating the character of the home. The bedroom spans the width of the home, enjoying generous proportions as a result.

The second floor contains bedroom two, a bright and airy, dual aspect double room with character beams.

Externally, the large garden enjoys a westerly aspect and an array of mature plants. A patio area provides a private pocket for evening sun. To the front, a walled courtyard enables privacy.

## Room Dimensions

**Lounge 11'10" + box bay x 11'7" max (3.63m + box bay x 3.55m max)**

**Reception Room 11'11" x 9'7" (3.64m x 2.94m)**

**Kitchen/Diner 24'4" x 9'10" max (7.43m x 3.02m max)**

**Utility 7'2" x 5'9" (2.19m x 1.77m)**

**Conservatory 8'11" x 8'10" (2.72m x 2.71m )**

**Shower Room**

**Bathroom**

**Bedroom One 15'7" x 11'11" (4.76m x 3.64m )**

**Bedroom Two 14'5" red. 8'6" x 13'6" max (4.41m red. 2.61m x 4.12m max)**

**Bedroom Three 10'4" + recess x 9'10" (3.16m + recess x 3.02m)**

**Bedroom Four 11'11" x 9'7" max (3.65m x 2.94m max)**



| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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