



Instinct Guides You



Cleveland Avenue, Lodmoor Offers Over £450,000

- Lodmoor
- Large Westerly Garden
- Garage & Driveway
- Conservatory
- Character Features
- Well Presented
- Popular Location
- Range Of Amenities Nearby
- Within A Mile From Beach
- Easy Access To Country Park



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Nestled in the sought-after area of Lodmoor, this beautifully presented three-bedroom, two-reception room detached house offers a perfect blend of traditional charm and modern convenience. The property boasts a large south/westerly facing garden, a garage, and a driveway, making it an ideal family home.

The home features an attractive frontage with brick elevations and bay windows. The driveway leads to a detached garage, providing ample parking. The large south/westerly facing garden is a standout feature, perfect for soaking up the sun. It includes a spacious patio for alfresco dining and a long lawn, ideal for families.

Upon entering, you are welcomed by a character-filled hallway that sets the tone for the rest of the home. The heart of the house is the expansive open-plan lounge and dining room, which stretches the length of the property. This area is complemented by a conservatory that floods the space with natural light and provides access to the garden, seamlessly blending indoor and outdoor living.

The adjacent kitchen is well-equipped with a variety of eye and base level units, offering plenty of space for white goods and appliances. A convenient cloakroom completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom features a large bay window that maximizes natural light, while the second bedroom enjoys views of the westerly facing garden. The family bathroom is currently being updated and includes a bath with a shower attachment, a separate shower cubicle, an enclosed vanity unit, and a WC.

The property is ideally located close to numerous supermarkets and schools, and is within a mile of the award-winning beach and Esplanade, making it a highly desirable location.

This fabulous family home offers excellent proportions and retains lovely character features, including stained glass windows, adding to the charm of this traditional property, all positioned in a lovely

Room Dimensions

Lounge 12'7" x 11'6" plus bay (3.86 x 3.52 plus bay)

Dining Room 13'10" x 11'5" (4.24 x 3.48)

Kitchen 18'8" x 7'8" (5.7 x 2.35)

Conservatory 11'5" x 11'4" (3.49 x 3.46)

Bedroom One 11'7" plus bay x 12'7" max (3.54 plus bay x 3.86 max)

Bedroom Two 13'11" x 11'5" (4.25 x 3.49)

Bedroom Three 7'3" x 7'1" (2.22 x 2.16)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 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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