



Instinct Guides You



## Offers Over £630,000 Spa Road, Weymouth

- Radipole
- Four Double Bedrooms
- Three Bathrooms
- Beautiful Southerly Garden
- Stunning Open Plan Kitchen/Diner
- Large Garage
- Two Additional Reception Rooms
- Utility Room
- Some Open Countryside Views
- Popular Residential Location



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Beautifully presented and fully modernised, this spacious four double bedroom detached home occupies a generous southerly-facing plot in the highly sought-after area of Radipole. Boasting a stunning open-plan kitchen/diner/family room, three stylish bathrooms, two further reception rooms, ample driveway parking and a detached garage, this home is ideal for modern family living. Located within easy reach of popular schools, local shops, supermarkets and transport links.

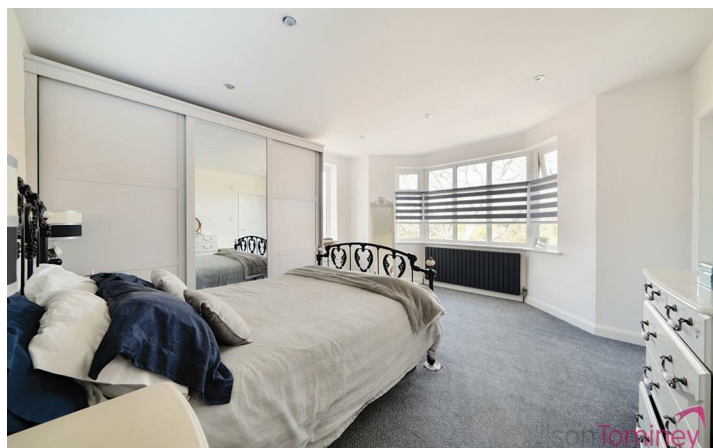
A useful porch opens into a welcoming hallway with a stylish feature staircase and practical storage area including space for coats, shoes and a wine store. The hub of the home is the fabulous open-plan kitchen/dining/family space with bi-fold doors opening onto a raised sun terrace, flooding the room with light and offering a seamless connection to the garden. The kitchen is well-equipped with a range of sleek modern units, a central island, integrated appliances and LED lighting, all finished to a high standard.

A unique feature is a small basement, accessed via a hatch, currently used as a cosy cinema area and ideal as a wine store\*. Adjacent to the kitchen is a handy utility room and a modern shower room and toilet, providing extra convenience for busy family life.

To the front, a dual-aspect sitting room with a bay window and wood/coke burning fireplace offers a relaxing formal space, while the second reception room—currently used as a treatment room—adds valuable flexibility as a home office, snug or playroom.

Upstairs are four generous bedrooms, all well presented, with the principal room benefiting from built-in wardrobes and a contemporary en-suite. Two rear-facing bedrooms one also benefiting from built-in wardrobes enjoying elevated views across nearby countryside and distant hills. A modern family bathroom completes the accommodation.

Outside, the beautifully landscaped rear garden is a standout feature, with a large sun deck perfect for entertaining, a lawned area, a fitted bar and hot tub. To the front offers a generous driveway and a detached garage benefiting from full-width roller doors front and rear.



- Living Room 14'8" into bay x 13'7" max (4.48 into bay x 4.15 max)
- Office/Reception Room 15'8" x 8'9" (4.79 x 2.68)
- Kitchen/Diner/Family Room 22'6" max x 21'7" (6.88 max x 6.59)
- Utility Room 13'3" x 7'6" (4.04 x 2.29)
- Shower Room
- Principal Bedroom 14'10" into bay x 13'9" (4.54 into bay x 4.20)
- Bedroom Two 12'5" x 12'3" (3.80 x 3.75)
- Bedroom Three 11'5" max x 9'6" (3.5 max x 2.91)
- Bedroom Four 9'4" x 8'3" (2.87 x 2.54)
- Garage 24'10" x 12'5" (7.57 x 3.81)

