



Instinct Guides You



Beaumont Avenue, Weymouth, Dorset DT4 7RG £425,000

- Lodmoor
- Close To Nature Reserve
- Garage
- Downstairs WC
- Two Bathrooms
- Detached Family House
- Two Reception Rooms
- Conservatory
- Large Garden
- Block Paved Driveway



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A well presented FIVE BEDROOM DETACHED HOUSE in LODMOOR, close to the NATURE RESERVE, with GARAGE, LARGE GARDEN and CONSERVATORY.

This family home is light & airy with well laid out rooms. There is an entrance hallway that continues into the lounge, through into the dining room, kitchen & conservatory. Doors to all rooms including a downstairs cloakroom. The lounge is a large room with bay window and internal bi-folding doors into the dining area; this area flows beautifully and is ideal for entertaining a large family. The kitchen, with doors from the dining room, comprises fitted units with work tops over, space for appliances and a door to the side leading onto the rear garden.

First floor accommodation comprises a generous master bedroom. Both the second & third bedrooms are doubles with all bedrooms benefiting from built in wardrobes.

On the second floor are a further two bedrooms and bathroom. Bedroom four and five are identical mirror images of each other both with sky light windows. The further bathroom comprises bath, wash hand basin and WC.

Outside the front is block paved to provide off road parking for two vehicles & leads to the garage with a side pedestrian gate to rear.

The rear garden is attractive and well landscaped offering an initial patio area leading to a large lawn with vegetable patch and hardstanding for a shed at the bottom.



Room Dimensions

Entrance

Hallway

Cloakroom

Living Room 12'7 x 12'1 (3.84m x 3.68m + bay)

Dining Room 12'0 x 9'5 (3.66m x 2.87m)

Kitchen 12'0 x 8'6 (3.66m x 2.59m)

Conservatory 11'5 x 9'2 (3.48m x 2.79m)

First Floor Landing

Bedroom One 12'7 x 12'1 (3.84m x 3.68m)

Bedroom Two 13'0 x 9'5 (3.96m x 2.87m)

Bedroom Three 17'0 max x 9'8 max (5.18m max x 2.95m max)

Bathroom

Second Floor Landing

Bedroom Four 12'5 x 7'3 (3.78m x 2.21m)

Bedroom Five 12'5 x 7'3 (3.78m x 2.21m)

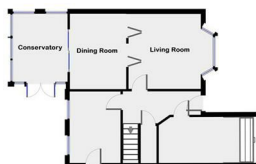
Bathroom Two

Rear Garden

Front Garden

Driveway

Garage



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			
		62	76
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			
		57	73
England & Wales		EU Directive 2002/91/EC	

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