



Alexandra Road

Lodmoor

Weymouth

Dorset

DT4 7QQ

Offers over £615,000

SUMMARY

- Magnificent Semi-Detached Victorian Home with Character Features
- Six Double Bedrooms
- Elegant Lounge, Dining Room & Garden Room
- Modern Fitted Kitchen / Diner with Separate Utility Room
- Family Bathroom, Ground Floor Shower Room & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Front Garden & Driveway for Multiple Vehicles
- Detached Garage
- Beautiful Rear Garden
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 5' 9" x 6' 0" (1.74m x 1.83m)

Entrance Hallway

Lounge 14' 1" x 16' 5" max into bay (4.28m x 5.01m max into bay)

Dining Room 14' 2" x 11' 7" (4.31m x 3.54m)

Kitchen / Diner 11' 11" x 20' 8" plus recess (3.63m x 6.30m plus recess)

Utility Room 8' 1" x 7' 10" (2.46m x 2.40m)

Shower Room

Garden Room 11' 8" x 13' 9" (3.56m x 4.19m)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 1" x 17' 6" max into bay (3.99m x 5.33m max into bay)

En Suite Shower Room 11' 5" x 3' 7" (3.48m x 1.10m)

Bedroom Four 14' 0" x 8' 4" plus recess (4.26m x 2.55m plus recess)

Bedroom Five 12' 2" x 11' 3" (3.72m x 3.42m)

Bedroom Six 7' 10" x 10' 0" (2.38m x 3.05m)

Bathroom 9' 2" x 9' 3" (2.80m x 2.81m)

WC 6' 0" x 3' 2" (1.82m x 0.96m)

SECOND FLOOR

Second Floor Landing

Bedroom Two 21' 7" x 11' 9" (6.58m x 3.59m) Some restrictive headroom

Bedroom Three 15' 1" x 9' 11" (4.60m x 3.01m) Some restrictive headroom

OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

THE PROPERTY

Nestled within the sought-after location of Lodmoor, this magnificent Victorian family home offers the perfect blend of period charm and modern living. With spacious accommodation spread over three floors, this property boasts six generously sized bedrooms, making it ideal for larger families.

The ground floor features an elegant front-aspect lounge with a beautiful bay window, creating a light-filled, welcoming space. The lounge opens seamlessly into a formal dining room, perfect for family meals or entertaining guests. A modern fitted kitchen featuring an extensive range of eye level and base units is found at the rear of the property. A separate utility room with further storage and plumbing for a washing machine, along with a convenient WC and shower cubicle offer practicality without compromising on style. Completing the accommodation on the ground floor is a bright garden room at the rear provides a tranquil spot to relax while overlooking the stunning rear garden.

The first floor hosts a split-level landing, with four double bedrooms, offering flexibility for family use or guest accommodation, with the main bedroom enjoying an en-suite shower room. A spacious family bathroom serves this floor with fabulous rolltop bath adding to the room's appeal.

The second floor provides two further double bedrooms, ideal for teenagers or as private guest rooms.

Outside, the property is equally impressive, with a well-maintained front garden, which is mainly laid to lawn. A driveway to the side leads to a detached garage and offers parking for multiple vehicles. The beautiful rear garden is a gardener's delight with a raised patio area and lawned area adjacent to the property with pleasantly planted borders. Behind the garage the garden features raised beds for growing vegetables as well as a further patio area, perfect for enjoying the garden at different times of the day.

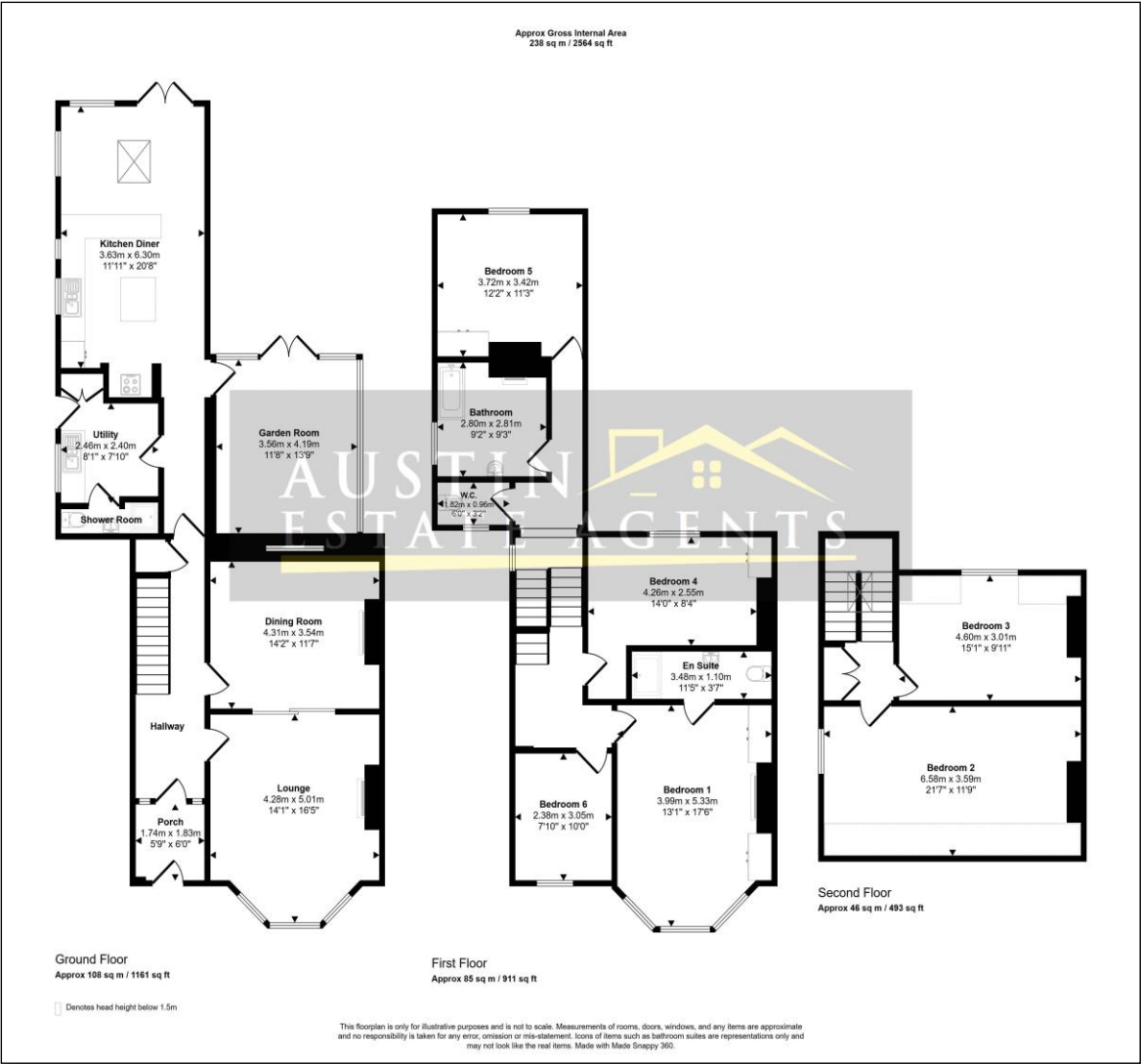
Austin Estate Agents believe this exceptional home combines Victorian grandeur with modern-day comfort, making it a rare find on today's market. We would highly recommend a viewing to fully appreciate the accommodation on offer.



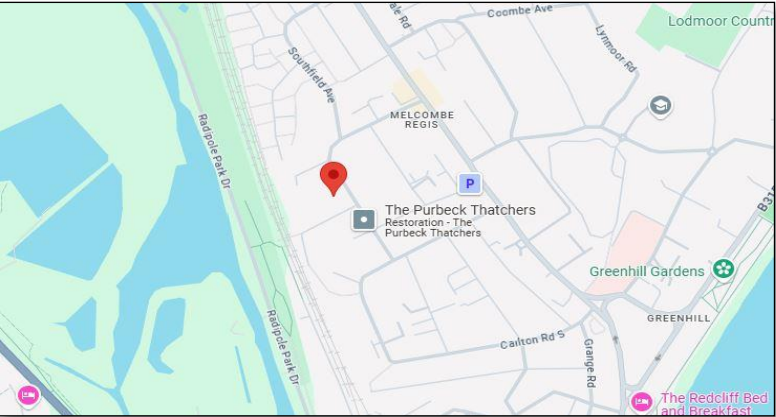




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: E TENURE: Freehold

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.