



Belfield Park Avenue

Weymouth

Dorset

DT4 9RE

Offers in Excess of £800,000

SUMMARY

- Substantial Detached Residence
- Beautifully Presented Throughout
- Four Double Bedrooms
- Generous Sitting Room, Separate Dining Room & Conservatory
- Well Appointed Modern Fitted Kitchen
- Utility Room
- Family Bathroom, First Floor Shower Room & Ground Floor Shower Room
- Double Glazing & Gas Central Heating
- Extensive Gardens
- Double Garage & Driveway





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway 11' 10" max x 17' 2" max (3.61m max x 5.22m max)

Sitting Room 13' 4" x 18' 10" (4.06m x 5.75m)

Dining Room 15' 9" x 11' 7" (4.81m x 3.53m)

Kitchen 13' 6" x 16' 8" (4.11m x 5.08m)

Utility Room 8' 10" x 5' 5" (2.70m x 1.65m)

Boot Room 15' 2" x 5' 11" (4.62m x 1.80m)

Shower Room 10' 11" x 3' 7" (3.33m x 1.08m)

Conservatory 10' 11" max x 9' 9" max (3.32m max x 2.98m max)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 2" x 19' 5" max (4.02m x 5.91m max)

Bedroom Two 16' 3" max x 11' 10" (4.95m max x 3.60m)

Bedroom Three 10' 10" max x 9' 10" max (3.31m max x 3.00m max)

Bedroom Four 12' 4" max x 8' 1" max (3.77m max x 2.46m max)

Bathroom 11' 2" max x 6' 4" max (3.41m max x 1.93m max)

WC

Shower Room 7' 7" max x 4' 0" max (2.31m max x 1.22m max)

OUTSIDE

Gardens

Double Garage

Driveway

THE PROPERTY

We are proud to present this elegant and imposing detached residence situated on a generous plot in one of Weymouth's most sought-after locations, Belfield Park Avenue. The property boasts beautifully presented, generously sized living space, sea views, and charming character features; this substantial family home truly has it all and viewings are highly recommended.

The key features of this wonderful property include four double bedrooms, stunning sea views, a spacious reception hall, an elegant sitting room with large bay window, a modern fully fitted kitchen with integrated appliances and central island, dining room, conservatory with French doors to the garden, ground floor shower room and cloakroom, utility room and boot room, first-floor bathroom, shower room and separate WC, landscaped gardens, double garage and ample off-road parking.

On the ground floor, a grand reception hall leads to beautifully proportioned ground-floor rooms. The sitting room, flooded with natural light from three floor to ceiling windows, boasts views over landscaped gardens. The kitchen features an extensive range of eye level and base units, further enhanced by integral appliances, including wine cooler, fresh coffee machine and a large stylish island, complemented by a spacious dining area and sunny conservatory. For functionality, at the rear of the property are a utility room, a ground floor shower room with WC and a boot room, ideal for storing outdoor garments.

Upstairs, four double bedrooms enjoy excellent natural light and sea views. Completing the accommodation on this floor are a spacious family bathroom, a second shower room and a separate WC.

Outside, the beautiful gardens, which are predominately laid to lawn, with mature shrubs and trees provide a tranquil setting, together with a patio area perfect for alfresco entertaining. A Dutch-style outbuilding offers useful storage for gardening equipment. To the front of the property is a driveway leading to a double garage, with steps leading up to the property entrance and gardens.

This wonderful residence is located close by to a good selection of local shops and amenities including a doctors' surgery, dentist, well regarded schools and regular bus routes to surrounding areas. It is well placed for enjoying the local beaches of Smallmouth Bay and Sandsfoot via the Rodwell Trail. World Heritage coastal walks are within close proximity along the Fleet Nature Reserve.

For further information, or to make an appointment to view this stunning property, please contact Austin Estate Agents.





Vendor's Comments:

For my wife and I, the house and garden are brimming with character and beauty. As you cannot see either clearly from the Avenue the sight has always impressed me whenever I walk through the gate.

The reception hall cries out for a large Christmas tree whilst the large kitchen, with its central island always being a focal point. It truly is the hub of the house with a built-in wine cooler and coffee is always on hand in a built-in coffee maker.

The sea views from the house and garden are something we will miss. I love to watch the cruise ships come into Portland, and watch the yachts sailing in the harbour. The garden has been a special delight, catching the sun all day and we've enjoyed many alfresco meals out on the patio!

We also have the advantage of being on the no.1 bus route into Weymouth town.

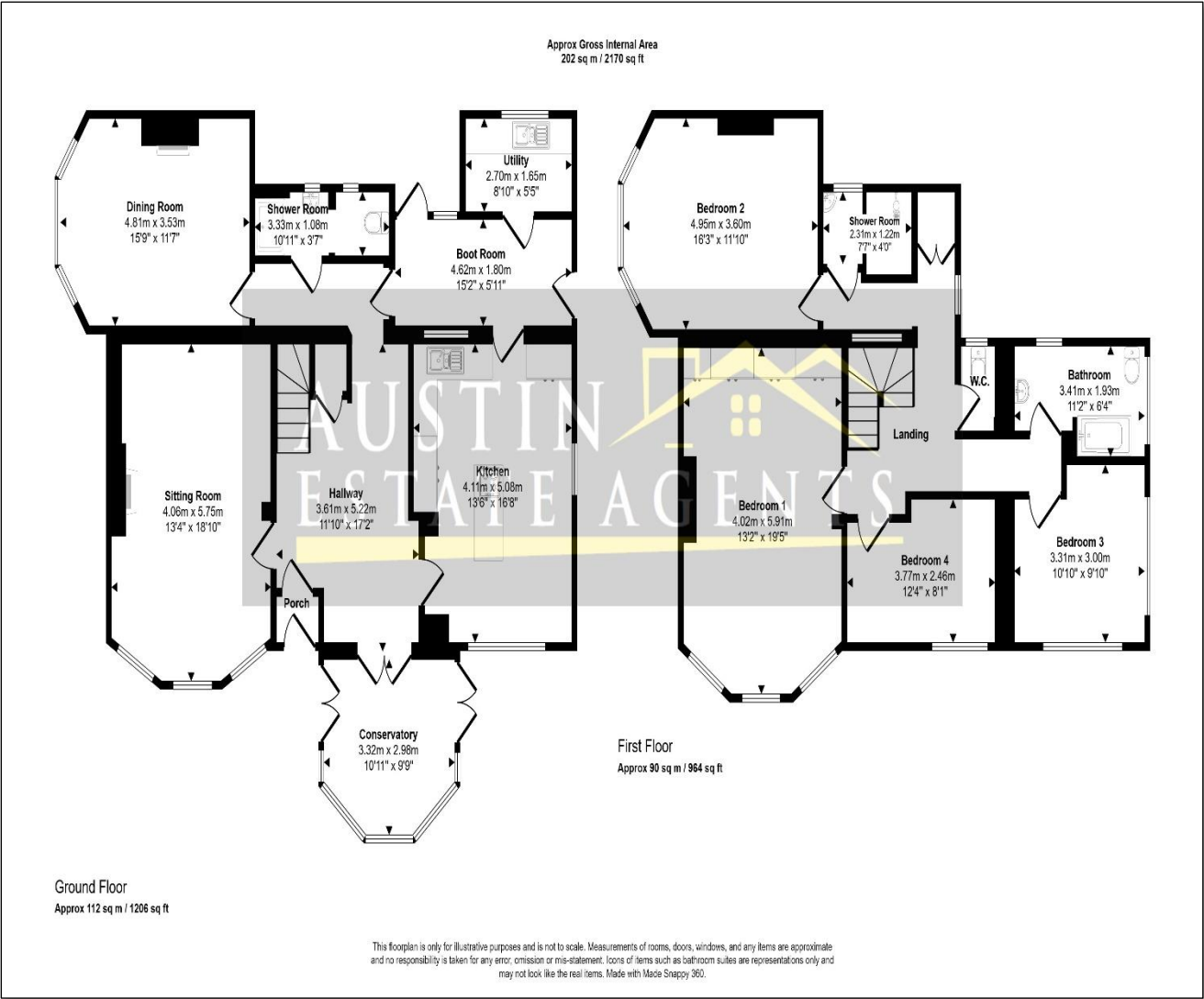
We have really enjoyed living here and will sorely miss the house and all the dear friends we have made. We hope you enjoy this home as much as we have.



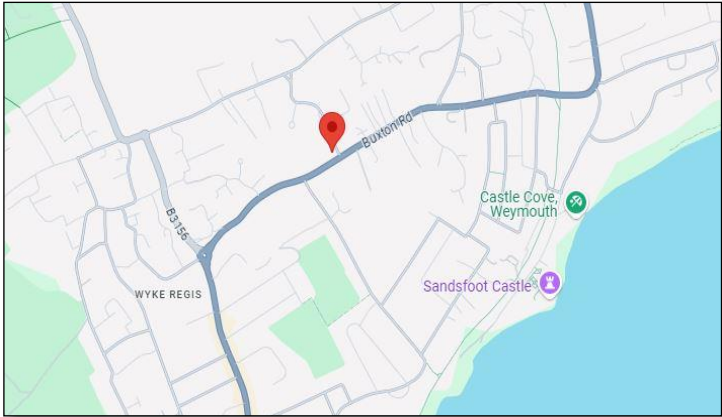




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: G TENURE: Freehold

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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.