



Southfield Avenue

Lodmoor | Weymouth



# Southfield Avenue, Lodmoor, Weymouth, Dorset DT4 7QN



## Accommodation

This beautiful home offers an abundance of living space throughout with stunning views over towards Radipole Lake and Nature Reserve. The property has undergone extensive works throughout, with entrance into the property via a double-glazed composite door leading into a generous sized hallway, stairs rise to the first floor, built in under stair utility cupboard offering space and plumbing for a washing machine and tumble dryer and built in cloaks cupboard. Doors off the hallway lead through to all principal rooms and the downstairs cloakroom. The secondary living room is a generous size offering a front aspect double glazed bay window and feature fireplace. The open-plan living area is the hub of the house, offering a modern and contemporary entertaining area with spotlights throughout. The kitchen has a rear aspect double glazed bi-foldable window, eye and base level units with work surfaces over, integral appliances include; microwave oven, electric oven with induction hob and extractor fan, fridge/freezer and dishwasher. A useful breakfast bar offers separation from the living room with a feature fireplace, which flows through to the dining area, showcasing a beautiful roof lantern, patio doors leading out onto the garden and dual aspect windows allowing lots of natural light. The first floor offers a generous sized landing, built in airing cupboard, loft hatch and doors to the remaining accommodation. Bedroom one is a good-sized double with a bay window, feature fireplace, two built in wardrobes, and a door leads into the en-suite. The fully tiled en-suite with underfloor heating offers a shower cubicle, concealed WC and vanity wash hand basin. Bedroom two is a good-sized double with a rear aspect window offering elevated views and a built in wardrobe. Bedroom three is also a double room with built in storage cupboard/wardrobe and offers a rear aspect, elevated view towards Radipole Lake and Nature Reserve. The main bathroom has a modern suite comprising an L-Shaped panel enclosed bath with shower over, vanity wash hand basin, low level WC, underfloor heating, part tiled walls and floor, inset ceiling spot lights and a shaver power point.



## Outside

Outside offers a Westerly facing rear garden, a beautiful large patio area abutting the property with the remainder of the garden being laid to lawn. Fully fence enclosed with gated side access, external power point and water supply. The front of the property offers a driveway providing off road parking and a planted border.

- Extended Three Bedroom Detached House
- Immaculately Presented
- Lovely Enclosed Westerly Facing Rear Garden
- No Forward Chain
- Open-plan Living/Dining/Kitchen
- En-Suite to Master Bedroom
- Lodmoor Location

Avenue Sales & Lettings Ltd

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[www.avenuesalesandlettings.co.uk](http://www.avenuesalesandlettings.co.uk)

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## Location

The property sits within a popular quiet residential road within Lodmoor which is ideally situated moments away from St. John's Primary School. Radipole Primary and Wey Valley Academy are also within the catchment area. Local amenities are within walking distance at Lodmoor Hill. Doctor's surgery, supermarkets, The Lodmoor Country Park and Greenhill beach are also within walking distance. There is a regular bus service close by serving Weymouth & Dorchester.

## Directions

From our office in Hope Square go through the Square towards the harbour and turn left so the harbour is on your right hand-side. At the top of this road turn right and head over the Town Bridge. Follow the road as it bears to the right, straight over at the next junction and then left onto East Street. This road will lead you onto The Esplanade, turn left and follow the road to the traffic lights at the Jubilee Clock. Straight over at the lights and bear left when you reach St Johns Church onto Dorchester Road. Follow the road and at Lodmoor Hill take the left hand turn into Alexandra Road. Continue along and Southfield Ave can be found on the right hand side.

## Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band D.

## Services

Gas central heating. Mains electric & drainage.

## Viewing Arrangements

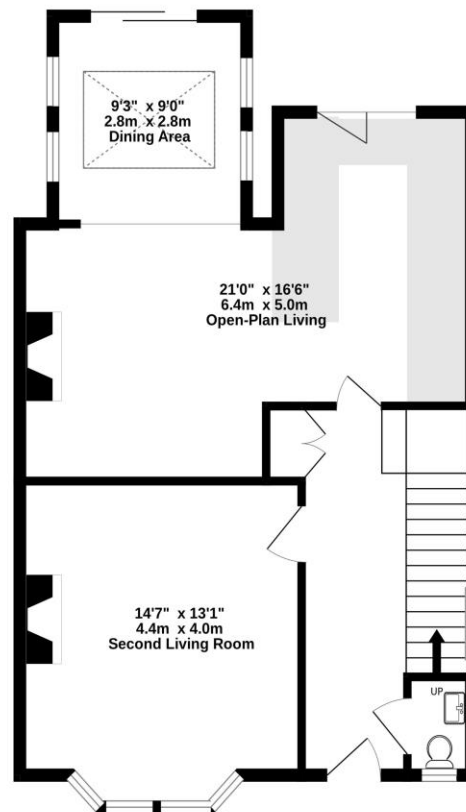
Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email [info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)

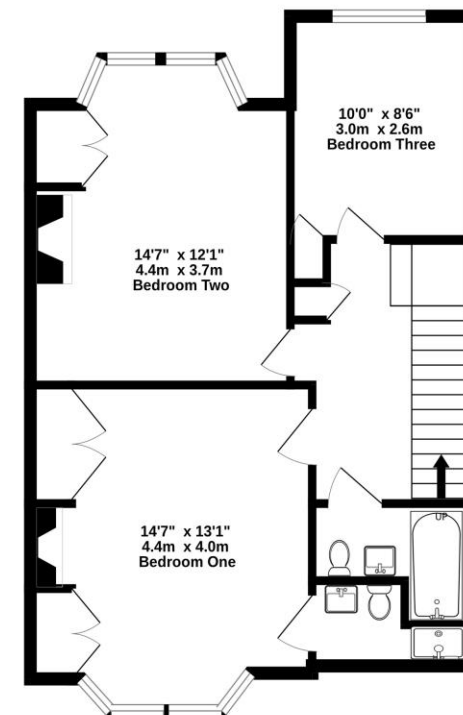
Energy Efficiency Rating	
Current	Potential
<p>Energy efficient - lower running costs</p> <p>A 92+ (85-91)</p> <p>B 81-91 (75-84)</p> <p>C 69-80 (65-74)</p> <p>D 55-68 (51-64)</p> <p>E 39-54 (35-64)</p> <p>F 21-38 (19-49)</p> <p>G 1-20 (10-15)</p>	
	80
	55
<p>Self energy efficient - higher running costs</p> <p>England &amp; Wales EU Directive 2002/91/EC</p> <p>www.epca.gov.uk</p>	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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