



Clarence Road | Littlesea | Weymouth | DT4 9EE

£350,000

BEAUMONT  JONES

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We are delighted to offer a four bedroom semi detached family home with a level South-Westerly facing rear garden located within the popular Littlesea Estate in Lanehouse. This property has great potential for updating and scope for extensions STPP. The property boasts a spacious and welcoming hall, great sized open plan lounge/diner, kitchen, downstairs cloakroom, utility/sun room, lean too, family bathroom, four bedrooms, driveway and a garage providing off road parking for multiple vehicles, . This would make an excellent family home located close to well-regarded schools and local amenities. Viewing is highly recommended.

- Extended Four Bedroom Semi Detached Family Home
- Large Garage with Driveway Providing Parking for Multiple Vehicles
- Close To Well-Regarded Schools & Local Amenities
- Great Potential For Updating & Scope For Extensions STPP
- Level South-Westerly Facing Rear Garden
- Downstairs Cloakroom and Utility/ Sun Room
- Offered With No Forward Chain
- Located Within A Popular Residential Area In Lanehouse

Full Description

Entrance into this perfect family home is via a front aspect aluminium door leading into a warm and welcoming hall. Stairs rise to the first floor, built-in under stairs storage and space for further storage, doors lead through to the ground floor accommodation. The generous sized lounge/diner is a bright and airy room with dual aspect windows and a double glazed sliding door allowing an abundance of light to flood into this room. The living room area offers ample space for living room furniture, wall mounted gas fireplace and opening into the dining area. The dining area boasts plenty of space for dining furniture and a double glazed sliding door opens



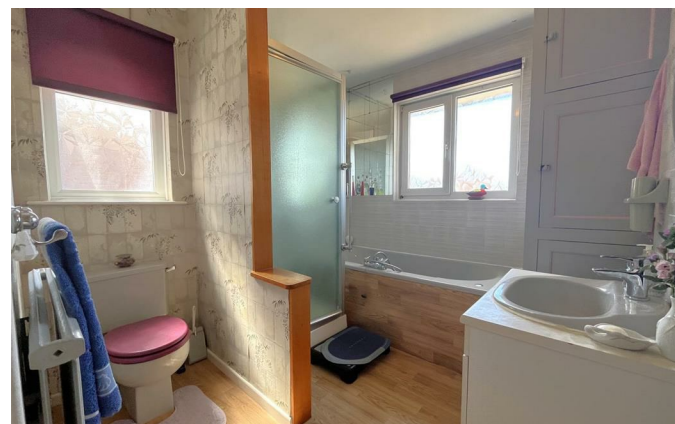
This property is located in a highly popular area within Littlesea and would make the perfect family home.



into the lean too which overlooks the South-Westerly facing garden. The lean too has multi aspect windows and a sliding door opening onto the rear garden. The kitchen offers a range of eye and base level units with work surfaces over, space for a under counter fridge/freezer, space and plumbing for a washing machine, eye level double oven, four ring gas hob with extractor hood over, wall mounted combination boiler, rear aspect double glazed window and a further door opens into the utility/ sun room. The utility/ sun room is the perfect room for a table and chairs to sit and overlook the rear garden. Offering dual aspect double glazed windows, double glazed double doors open onto the rear garden, base level unit, doors into the garage and cloakroom. The downstairs cloakroom offers a low level WC and a wash hand basin.

The first floor offers a spacious split level landing with a rear aspect double glazed window, doors lead through to the four bedrooms and bathroom. The master bedroom is a generous sized double boasting a rear aspect double glazed window and plenty of built in storage. Bedroom two is a further double with dual aspect double glazed windows, currently set up as an office however offering an abundance of space for bedroom furniture. Bedroom three is also a further generous sized double offering a front aspect double glazed window and a built in wardrobe with sliding doors. Bedroom four is a good sized single with a front aspect double glazed window. The family bathroom offers a four piece suite with dual aspect double glazed windows, bath, walk in shower cubicle with wall mounted electric shower, vanity wash hand basin, low level WC and a built in storage cupboard.

Outside boasts a level South-Westerly facing rear garden mainly laid to lawn with a patio area abutting the property, pond and a hard standing area with a shed. Various planted shrubs and gated side access. The front garden is laid to



shingle with planted shrubs and hedgerows. The driveway is block paved for two vehicles and access into the garage is via the up and over door, offering a side aspect window, power and lighting.

The property sits within a popular residential road within the Littlesea estate which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth town centre and well-regarded schools area close by.

Rating Authority: - Dorset Council. Council Tax Band D.
Services: - Mains gas, electric & drainage.

Agents Notes- EPC TO FOLLOW.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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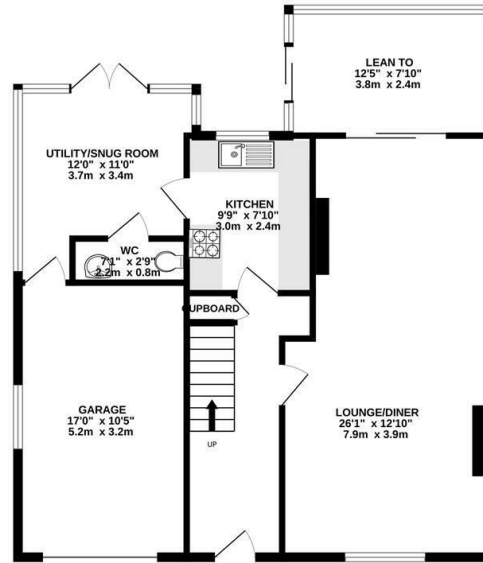
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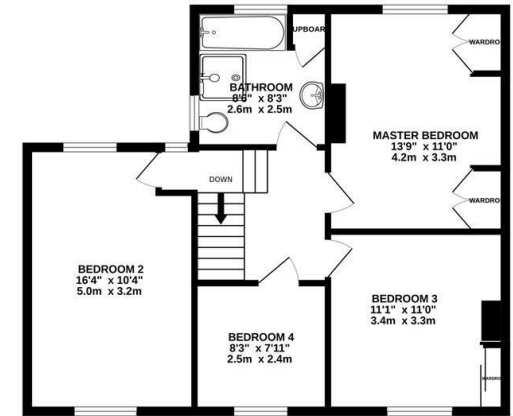


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.5 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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We value more than your property

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