



## Rodwell Avenue , Weymouth DT4 8SQ

- Exceptionally large period family home
- Expansive and flexible ground floor accommodation
  - Family bathroom and two cloakrooms
    - Own front driveway
    - Enclosed lawned garden
- Just a short walk to Weymouth harbour
- Five bedroom, including four doubles.
  - Lovely period features throughout
    - Garage with new up/over door
    - No upper chain. Priced to sell.

**£540,000 Freehold**



### Property Summary

Expansive period family home located in the heart of Rodwell and just a short walk to Weymouth harbour and marina, as well as beach and town, making this an exceptional location. The property itself is extremely spacious, with two well proportioned reception rooms, an entertaining room, with generous kitchen, utility room, cloakroom and lean to conservatory. There are a number of original features, including coving, open fireplace, tiling, panelling, stained glass, wood flooring, which have been retained, giving the property style and character throughout.

The elegant staircase showcases attractive balusters and clean lines, leading up to a generous first floor landing, which provides access to five bedrooms. The bedrooms are all large and well proportioned. There is also a family bathroom with separate cloakroom and sinks in some bedrooms.

Outside, there is a generous driveway, long garage with newly fitted door with access through to the enclosed rear garden.

The location couldn't be more convenient, with all Weymouth amenities being within walking distance. This is a joy for being able to be in the harbour on the beach, literally within minutes. Commuting by car, bus and train are all very accessible, with the stunning Jurassic coastline wrapping this highly desirable location. The property is offered with no upper chain and is priced to sell.

### Own driveway

The front driveway is paved, providing ample off road parking.

### Entrance lobby

High quality new front door leading to entrance lobby, stained glass windows, ornate tiled flooring, dado rail, electric box, coving, inner door leading to ;

### Hallway

Wood feature flooring, double radiator, coving, panelling door to garage, large understairs storage cupboard with lighting.

### Sitting Room

Lovely front aspect room with box bay window, ornate open fireplace with mantle, hearth and original features, ceiling rose, coving, wall lighting, two radiators, panelling.

### Dining Room

Rear aspect room with glazed door to conservatory, double radiator, coving.

### Entertaining Room

The heart of the house with side aspect double glazed window, further sash window, double radiator, thermostat, cupboard housing lagged hot water cylinder, coving, spotlights, large storage cupboard with lighting, glazed door to garage;

### Kitchen / Breakfast Room

19'4" x 17'8"

Spacious L shaped room with a comprehensive range of eye and base level units, drawers, work surfaces with under lighting. one and a half bowl

sink unit, mixer tap, space for dishwasher, Range style five ring gas double oven, extractor fan, part tiled walls, single radiator, rear aspect window overlooking rear garden, stable door to conservatory, door to;

### Utility Room

8'6" x 4'11"

Side aspect window, stainless steel sink unit with mixer tap, cupboard, space and plumbing for automatic washing machine, walk in pantry (6'10" x 5'2") providing ample storage space and rear aspect window.

### Cloakroom

6'10" x 2'11"

Low level WC, wash hand basin, side aspect window.

### Lean-to Conservatory

22'11" x 5'2"

Rear aspect double glazed door to garden, wall mounted Potterton boiler, power, door to dining room.

### First Floor Landing

A spacious, airy landing with a side aspect double glazed window, wooden floor boards, dado rails, double wooden doors into large storage cupboard, loft access via hatch, three steps up onto split level, doors into all upstairs rooms.

### W/C

4'11" x 3'3"

A front aspect, partially tiled and wood panelled room with a double glazed obscured window and a low level WC.





### Garage

The garage is a generous length with newly fitted up and over door, new GRP roof with 30 year guarantee. Rear door providing access to rear garden, and direct access to the hallway.

### Rear Garden

Mainly laid to lawn, tiered pond, with enclosed borders.

### Bedroom One

17'8" x 11'1"

A generous, front aspect double bedroom with a large, front aspect, double glazed bay window, ceiling coving, built in wardrobes within chimney stack alcoves.

### Bedroom Two

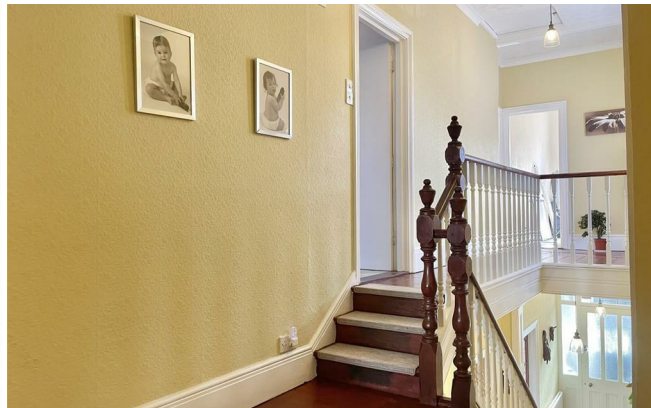
13'1" x 12'9"

A rear aspect double bedroom with a double glazed window looking onto the rear garden, ceiling coving and an attractive chimney stack.

### Bedroom Three

13'5" x 8'6"

A rear aspect, double bedroom with a double glazed window looking onto the attractive rear garden, a chimney stack, a hand wash basin with stainless taps and tiled backsplash and ceiling coving.



### Bedroom Four

13'5" x 8'2"

Another rear aspect, double bedroom with a double glazed window looking onto the rear garden, ceiling coving, chimney stack, doors into storage with shelving and a tiled portion featuring a hand wash basin with stainless taps and sliding doors into storage beneath.

### Bedroom Five

10'9" x 6'10"

Front aspect bedroom with a double glazed window, ceiling coving. The space presents an excellent study or bedroom.

### Family Shower Room

9'6" x 6'10"

A side aspect, partially tiled shower room comprising of a wall to wall walk-in shower with handheld attachment, a heated towel rail, low level W/C, hand wash basin with mixer tap, and an obscured, double glazed window.

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Local Authority  
Council Tax Band D  
EPC Rating D



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