



St Helens Road, Dorset, DT4 9DY
Asking Price Of £450,000 Freehold


MARTIN&CO

- Substantially extended family home in a quiet cul-de-sac
- Impressive 21'10" × 18'4" open-plan kitchen/diner
- Highly versatile accommodation with up to five bedroom spaces
- Three first-floor double bedrooms plus converted loft room
- Principal bedroom with en-suite shower room
- Multiple reception rooms plus dedicated study/home office
- Utility room, conservatory, family bathroom & ground-floor WC



A wonderfully spacious and versatile extended family home, positioned in a quiet cul-de-sac on St Helens Road and offering an impressive amount of accommodation arranged over three floors. With a substantial kitchen/diner, multiple reception spaces, three first-floor double bedrooms, principal en-suite and a converted loft room, this is a home ideally suited to a growing family or buyers needing additional home-working, hobby or guest space.

The property is approached over a generous driveway providing ample off-road parking, before entering into a welcoming entrance hall.



At the front of the house is a comfortable bay-fronted lounge, while the real centrepiece of the property is the impressive extended 21'10" x 18'4" kitchen/diner. This generous open-plan space provides plenty of room for everyday family life and entertaining, with views towards the garden and sliding doors creating an easy connection with the outside.

Beyond the main living space is a versatile additional reception room, while a separate study provides an excellent work-from-home space. Together, these rooms give the house considerable flexibility and could also provide additional bedroom accommodation where required.

A practical utility room, downstairs WC and conservatory complete the ground-floor accommodation, with the conservatory providing further access to the rear garden.

On the first floor are three double bedrooms. The generous principal bedroom features a bay window

and its own en-suite shower room, while the remaining bedrooms are served by a family bathroom incorporating both a bath and separate shower.

A staircase continues to the second floor and the converted loft room, measuring approximately 14'8" x 13'4" at maximum dimensions. Filled with natural light from roof windows, it provides a particularly useful additional space for a home office, hobbies or occasional guest accommodation, subject to any necessary consents for the intended use.

Outside, the enclosed rear garden offers both patio and lawned areas, providing plenty of room for children, entertaining and outdoor dining, together with useful side pedestrian access.

With its combination of space, flexibility, parking and family-friendly location, this is a property that needs to be viewed internally to fully appreciate just how much accommodation is on offer. The home is also conveniently placed for local schools, shops and

transport connections, with Weymouth town centre and seafront within easy reach.

ENTRANCE HALL

LOUNGE 14' 7" x 12' 10" (4.44m x 3.91m)

KITCHEN/DINER 21' 10" x 18' 4" (6.65m x 5.59m) Max Measurements

RECEPTION ROOM / BEDROOM FOUR 13' 4" x 10' 6" (4.06m x 3.2m)

UTILITY ROOM 9' 1" x 7' 2" (2.77m x 2.18m)

WC

STUDY / BEDROOM FIVE 11' 4" x 7' 9" (3.45m x 2.36m)

CONSERVATORY 8' 2" x 7' 6" (2.49m x 2.29m)



FIRST FLOOR

BEDROOM ONE 14' 6" x 10' 6" (4.42m x 3.2m) Max Measurement

ENSUITE

BEDROOM TWO 10' 6" x 10' 6" (3.2m x 3.2m)

BEDROOM THREE 8' 2" x 8' (2.49m x 2.44m) Max Measurement

BATHROOM

SECOND FLOOR

LOFT ROOM 14' 8" x 13' 4" (4.47m x 4.06m) Max Measurement. Sloping ceilings.







All measurements are approximate and for display purposes only

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