



Chestnut Place | Radipole | Weymouth | DT3 5HP

Guide Price £500,000

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Located off Roman Road within the popular location of Radipole and in a small development of four properties is this beautifully presented four bedroom detached family home offering off road parking for five cars. The property internally offers a welcoming hall, generous sized lounge/diner, kitchen/breakfast room, utility room, downstairs cloakroom, snug/office/additional bedroom to the ground floor, en-suite to the master bedroom, family bathroom and a low maintenance wrap-around garden. The property is situated close to well-regarded schools and local amenities, viewing is highly recommended.

- Four Bedroom detached Family Home
- Located Within A Small Private Development In Radipole
- Close To Well-Regarded Schools & Local Amenities
- Beautifully Presented Throughout
- Generous Sized Lounge/Diner
- Kitchen/Breakfast Room Plus Separate Utility & Downstairs Cloakroom
- En-Suite To Master Bedroom & Family Bathroom
- Driveway Providing off Road Parking for Five Vehicles

Full Description

Entrance into this beautifully presented family home is via a front aspect double glazed door leading into a warm and welcoming hall with stairs rising to the first floor, open under stairs storage, natural Oak flooring and doors lead through to the ground floor accommodation. The generous sized lounge/diner has an abundance of space boasting a front aspect double glazed box-bay window and a log burning stove set within a beautiful marble hearth and surround. The dining area has natural Bamboo wood flooring, plenty of space for a table and chairs, set of rear aspect double glazed sliding patio door lead out onto the garden and a door leads through to the kitchen/breakfast room. The spacious kitchen offers a range of eye and base level units



Located within a small private development in Radipole, close to well-regarded schools and local amenities making this the perfect family home.



with work surfaces over, breakfast bar seating for two, eye level integral double oven with inset four ring gas hob and extractor hood over, integrated dishwasher, space for a fridge/freezer, tiled flooring, rear aspect double glazed window and a door leads through to the utility. This useful room has fitted units with work surface over, sink unit, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler (approx. 18 months old), rear aspect double glazed window, tiled flooring, side aspect double glazed door leading out onto the garden and a door leads into the cloakroom offering a low level WC, vanity wash hand basin, tiled flooring and a side aspect double glazed window. The snug was formally a garage and converted by the current owners, this is currently being used as a further reception room however it would lend itself for a home office or even an additional bedroom with a front aspect double glazed window and a side aspect double glazed door leading out onto the side garden.

The first floor offers a spacious landing with loft access via a hatch, large built-in airing cupboard with a pressureised tank system and doors lead through to the four generous sized bedrooms and family bathroom. The master bedroom is a generous sized double offering ample of space for furniture, two built-in wardrobes, front aspect double glazed window and a door leads through to the modern shower en-suite. The suite includes a shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, WC with a concealed cistern, cladded walls, wall mounted towel rail heater and a front aspect double glazed window. Bedroom two is a further generous sized double with a front aspect double glazed window and ample of space for furniture. Bedroom three is a further double with a rear aspect double glazed window. Bedroom four is a small double/well-proportioned single with a rear aspect double glazed window. The modern family bathroom has a four-piece suite including a panel enclosed bath with shower attachment, shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, tiled walls, wall mounted radiator and a rear aspect double glazed window.

Outside boasts a low maintenance wrap-around garden laid to patio, decking, lawn and artificial grass with raised planted



borders. Different sections of the garden is laid out to seating areas to capture the sun throughout the day until early evening. There's two large garden sheds one of which has power and lighting, side garden shed, gated side access, water supply and external power point. The front offers a block paved driveway providing off road parking for five vehicles.

Located off Roman Road, set within a small private development of four properties. Radipole is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. Radipole Nature reserve and newly renovated gardens, park and café are with-in walking distance with Radipole Park Drive taking you into Weymouth town centre. The Lodmoor Country Park is also just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also nearby and a regular bus service serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E .

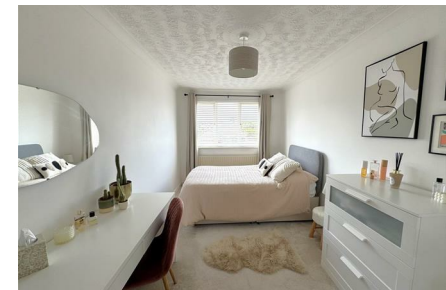
Services: - Mains gas, electric & drainage.

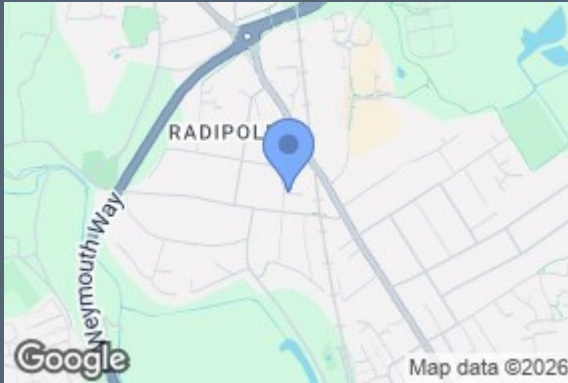
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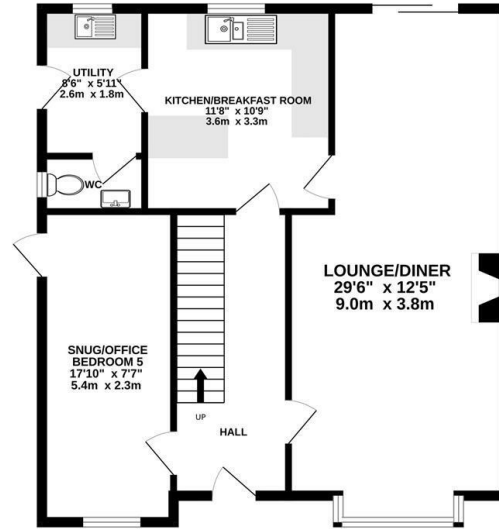
Abundance of living space throughout with a low maintenance wrap-around garden.



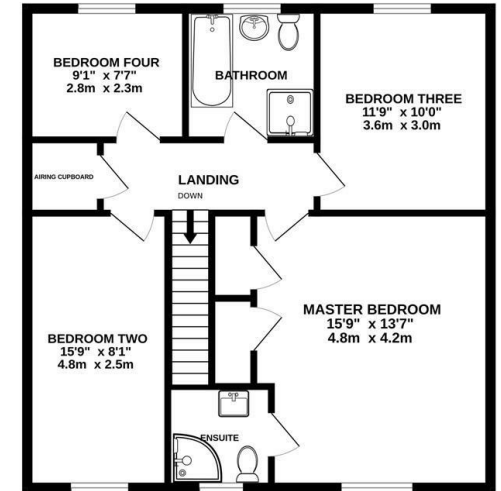


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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