



Reedling Close | Broadway | Weymouth | DT3 5RX

Offers Over £280,000

BEAUMONT  JONES

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We are delighted to offer a spacious three bedroom semi-detached house situated within a quiet residential cul-de-sac within the popular location of Broadway with the front facing onto open green space. The property boasts an enclosed private South-Facing rear garden, Owned solar panels with battery supply, conservatory, spacious living room, dining room opening into the kitchen, garage, off road parking, modern style bathroom and far reaching views over rolling hilltops. This would make an excellent first time purchase/upsized.

- Spacious Three Bedroom Semi-Detached House
- Owned Solar Panels With Battery Supply
- Garage & Off Road Parking
- Excellent First Time Purchase/Upsize
- Located Within A Quiet Residential Cul-de-Sac In Broadway
- Enclosed & Private South-Facing Rear Garden
- Views Over Open Green Space & Far Reaching Views Over Rolling Hilltops
- Two Reception Rooms Plus Conservatory
- Close To Local Amenities & Well-Regarded Schools

Full Description

The main front entrance is via a pedestrian footpath, the current owners use the rear access as their main entrance due to the garage and parking being located to the rear of the property. Entrance via the front is from a double glazed door leading into a hall with stairs rising to the first floor, wall mounted consumer unit and solar panel controls and a door leads through to the living room and further ground floor accommodation. The spacious living has a front aspect double glazed window enjoying views over open green space and far reaching views over rolling hill tops, an opening leads through to the dining room and kitchen and a side aspect



Enclosed South-Facing private Rear Garden & Views over open green space & far reaching views over rolling hilltops.



double glazed door leads into the double glazed conservatory. This is a great addition to the house providing a further reception room and currently being used as a dining room. Dual aspect double glazed windows, glazed roof, set of patio doors lead out onto the garden, power points and wall lighting. The dining room has space for a table and chairs, rear aspect double glazed door leads out onto the South-facing private garden, built-in under stairs storage and an opening leads through to the kitchen. The fitted kitchen comprises eye and base level units with work surfaces over, double sink unit with drainer, eye level integral double oven with inset five gas burner hob and extractor hood over, rear aspect double glazed window and space and plumbing for a washing machine, dishwasher and fridge/freezer.



The first floor has a landing area offering a built-in airing cupboard housing the gas combi boiler, loft access via a hatch and doors lead through to the three bedrooms and bathroom. The master bedroom is a generous sized double with a front aspect double glazed window enjoying views over open green space and far reaching views over rolling hill tops. Bedroom two is a double with a rear aspect double glazed window. Bedroom three is a well-proportioned single offering a front aspect double glazed window enjoying views over open green space and far reaching views over rolling hill tops. The bathroom has a suite including a panel enclosed bath with a wall mounted mixer shower system over, wash hand basin, low level WC, wall mounted towel rail heater, partially tiled walls and a rear aspect double glazed window.



Outside boasts an enclosed and private South-facing terraced rear garden, abutting the property is a patio area creating a good space for seating, steps raise up to the remaining garden laid to shingle, hard standing and a rockery. A path runs through the middle leading up to the gated rear access and access to the garage and off road





parking. The garage has an up and over door with power, lighting and battery store for the solar panels. There is off road parking for one car in front of the garage. The front garden is laid to lawn with steps leading up to the front door.

The property sits within a quiet cul-de-sac in Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre close by offering a range of shops, takeaways, doctor's surgery and a pharmacy. Well-regarded schools are also close by.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band C. Services Gas central heating, solar panels with battery supply, mains electric & drainage.

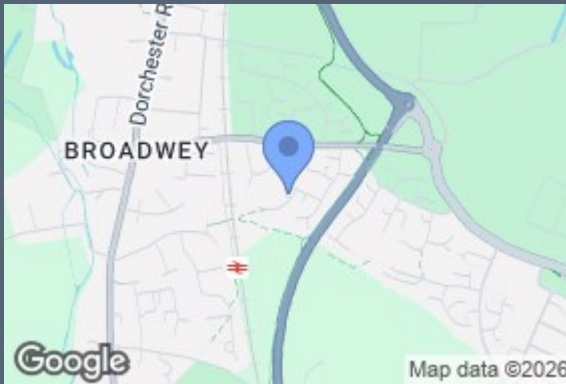
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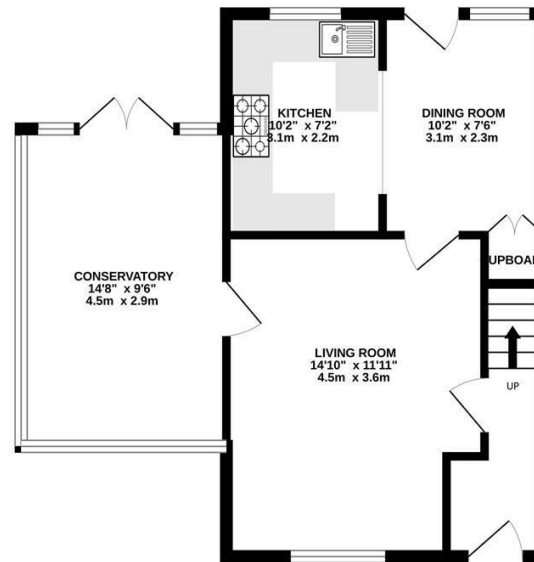
Located within a quiet residential cul-de-sac in Broadway, close to local amenities, well-regarded schools and great transport links.



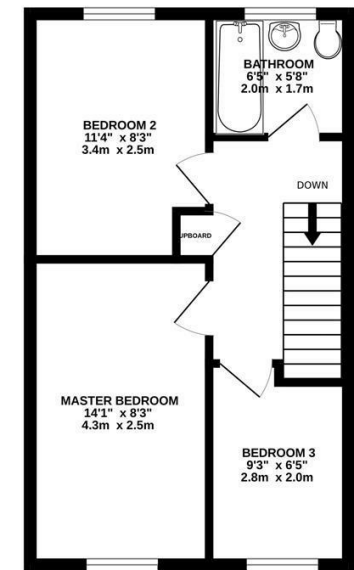


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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