



Stirling Road | Redlands | Weymouth | DT3 5AY

Guide Price £475,000

BEAUMONT  JONES

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We are delighted to bring to the market this attractive four bedroom detached family home located in the family friendly and popular area of Redlands. Positioned in an attractive tree-lined cul-de-sac, this lovely family home is in need of some modernisation, yet offering a modern kitchen & bathroom. There is a welcoming hallway, open-plan living/dining room, kitchen and large garden room overlooking the generous enclosed plot. There are three bedrooms, modern bathroom and separate cloakroom located on the first floor and a space loft conversion with further cloakroom on the second floor. There are some lovely far-reaching open views to the rear from both the first and second floor.

- Attractive Detached Family Home in Redlands
- Large Living/Dining Room with Bay Window
- Scope for Further Modernisation/Extension (Subject to Consent)
- Spacious Accommodation including Four Bedrooms
- Quiet Tree-lined Cul-De-Sac Position
- Far-Reaching Countryside Views

Full Description

Accommodation

Entrance to the property is via the front door opening into the entrance hall. The welcoming hallway is generous in size with an understairs storage cupboard and two further cupboards providing space for coats and shoes. Stairs rise to the first floor and there is access to the downstairs accommodation. The front aspect living/dining room with attractive bay window is a lovely room, there is plenty of space for furniture and designated areas for a dining table and sofas set around a focal fireplace. There are glazed



Attractive four
bedroom detached
family home in
Redlands



doors and windows from the living room area opening into the garden room. The adjacent kitchen offers a range of modern wall and base units for storage with a large side aspect and smaller rear aspect windows. There is space and plumbing for a dishwasher and washing machine, built-in oven and hob along with space for a tall fridge/freezer. From the rear of the kitchen, a door opens to the garden room, a large addition to the rear of the house offering views and access into the lovely garden. This room offers additional reception space or potential for a kitchen extension (subject to the necessary consents).



Returning to the hallway, stairs rise to the first floor landing with side aspect window offering plenty of light, there is access to the airing cupboard and doors to the following rooms. The master bedroom is a generous sized double bedroom with rear aspect window offering inviting views over the rear garden and further open far-reaching views towards countryside hilltops. Bedroom two is another generous sized double bedroom with plenty of space for furniture and attractive bay window overlooking the quiet tree-lined cul-de-sac position. Bedroom three is a generous sized single bedroom with similar rear aspect. The fully tiled family bathroom offers a modern suite including large shower cubicle, sink inset to vanity storage and additional built-in storage unit. There is a separate cloakroom with side aspect window and low level WC.



Returning to the landing, stairs rise from the first floor to the second floor and bedroom four. This charming room is a lovely sized double bedroom with further inviting views to the rear aspect, there are two built-in wardrobes and a vanity unit with inset sink. A door opens to a cloakroom with Velux window.

Outside

To the front of the property is a driveway offering off road





parking for several cars. There is gated side access leading to the rear garden. The rear garden is enclosed and private, offering plenty of space as a family garden with a patio area abutting the rear of the house. The garden is mainly laid to lawn with attractive shrub and flower borders.

Location

The property is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby well-regarded schools include The Wey Valley Academy, St Nicholas & Radipole Primary making this a popular family location. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, Pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E. Services: - Gas central heating. Mains electric & drainage.

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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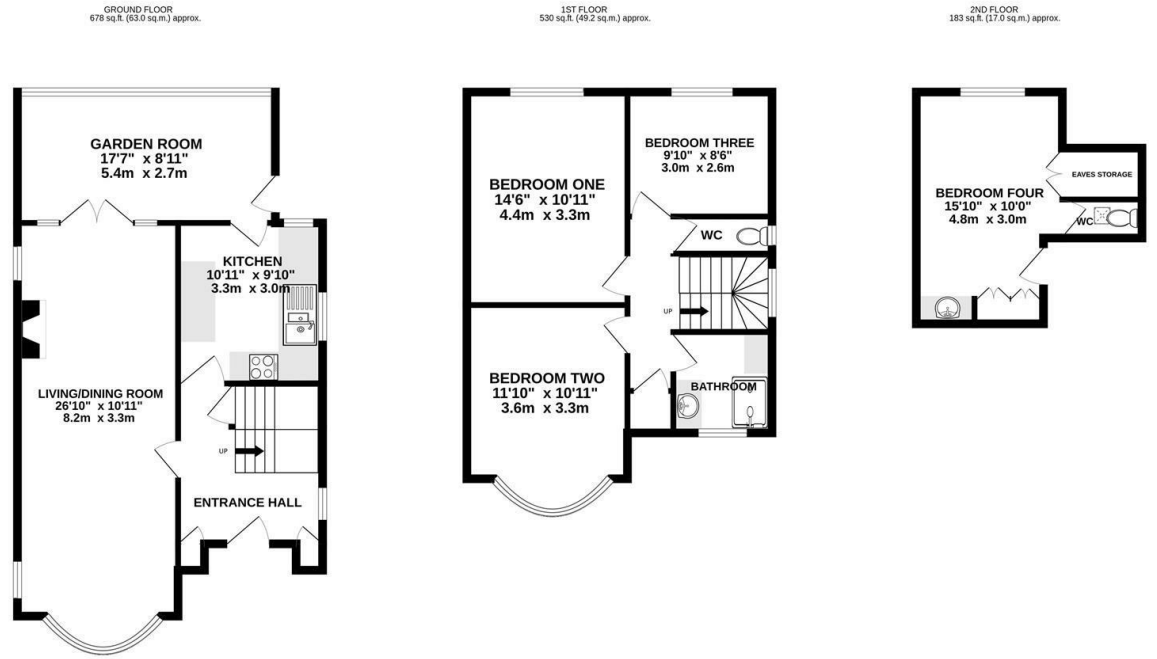


Occupying a generous plot with far-reaching countryside view from the first & second floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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