



## Cleveland Avenue, Weymouth,, Dorset, DT3 5AG

- Outstanding family home in highly desirable location
  - Own driveway AND garage
  - Premium finish throughout
  - Excellent school catchment area
  - Nearby to local amenities & town centre
- Four bedroom family home
- Private, well maintained gardens
- Recently installed log burner
- Solar panels with batteries

**Offers Over £525,000 Freehold**







#### **Front of property**

Cleveland Avenue benefits from a large asphalt driveway providing off road parking. The perimeter is enclosed with brick walls, fencing, and a variety of mature shrubs. An up and over door provides access to the garage, while an obscured wooden door with glass panels leads into the porch.

#### **Porch**

Entrance via an obscured UPVC door into the porch, which features picture rails, internal windows, and a glass-panel door leading into...

#### **Entrance hallway**

An open and airy hallway with stairs rising to the first-floor landing. Includes a door to the under-stair downstairs W/C, picture rails, and wooden flooring that continues into the living room.

#### **Downstairs W/C**

Featuring a low level W/C, wood flooring, compact hand wash basin with stainless steel mixer tap, and an extractor fan.

#### **Living Room**

14'1" x 13'5"

A charming front-aspect living room featuring a large double-glazed bay window overlooking the front driveway, a fireplace with tiled and wooden surround, and a wall-mounted radiator.

#### **Kitchen**

A sleek and contemporary rear aspect kitchen featuring a range of eye and base level units with elegant marble counter tops, a stylish central island incorporating an oven and induction hob sitting upon further matching marble counter tops. An inset sink with drainer sits beneath a double glazed window. Additional features include a heated towel rail, integrated dishwasher, and ceiling spotlights, while a large opening provides access into the open plan living/ diner area.





### Open Plan Living/Diner

A grand, multi-aspect space. The living area includes wood style flooring, a recently installed log burner with tiled and wooden surround, ceiling spotlights, and a large opening to the kitchen. The dining area features double glazed bifold doors onto the rear garden, two skylights, a vertical radiator, and ceiling spotlights.

### Utility

14'9" x 9'6"

A large utility room accessed via the kitchen with two double glazed roof lights and a stable style UPVC door leading to the garden. Includes tiled flooring, a large wash basin with stainless steel taps, eye and base level units with space for white goods, and an internal door leading to the...

### Integral Garage

Integral garage with up-and-over door from the front driveway and internal access from the utility. Features wall-mounted solar panel batteries, combination boiler, and overhead space suitable for suspended storage.

### First Floor Landing

A large split-level landing with a rear-aspect double-glazed window overlooking the garden, wall-mounted radiator, and access to bedroom one. Steps lead up to the upper landing with access to all further bedrooms and the family bathroom.

### Family Bathroom

9'2" x 8'2"

Immaculately presented, part-tiled dual aspect bathroom with two obscured double glazed windows. Features a stylish low level W/C and matching hand wash basin with stainless steel mixer tap and tiled splashback, a large oval bathtub with mixer tap and handheld shower attachment, a walk-in shower with rainfall and handheld heads, and a heated towel rail.

### Bedroom One

13'5" x 9'2"

A spacious front aspect bedroom with double glazed window overlooking distant rolling hills, wall-mounted radiator and door to the en-suite.

### En-suite

5'10" x 5'2"

Rear-aspect en-suite with obscured double-glazed window, low-level W/C, heated towel rail, hand wash basin with stainless steel mixer tap, and electric shower with sliding doors.

### Bedroom two

Large front aspect bedroom with double glazed bay window offering countryside views, picture rails, chimney stack, wall mounted radiator, and built in wardrobes with mirrored sliding doors.

### Bedroom Three

11'9" x 13'5"

Another generous double bedroom with double-glazed window overlooking the rear garden, wall-mounted radiator, chimney stack, and picture rails.

### Bedroom Four

8'2" x 7'10"

A front aspect bedroom with double glazed window, wall mounted radiator, and charming picture rails. An ideal nursery or home office.

### Rear Garden

A generously proportioned and private rear garden. A double-glazed UPVC stable door from the utility opens onto a patio area with a pergola providing a covered alfresco dining space. Features include a large lawn, rockery with mature shrubs, and a small pond leading up to an additional patio area with two storage sheds and a wood-trimmed planter. The garden is enclosed by fencing and hedging, and a mature palm tree completes the space. Includes an outside tap and power points.

### NB

Cleveland Avenue benefits from a recently installed log burner, the chimney is lined and has been maintained well by the owner.

Ten owned solar panels are fitted to the rear, with batteries in the garage.

### Disclaimer

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Local Authority  
Council Tax Band D  
EPC Rating



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