Old Castle Road | Rodwell | Weymouth | DT4 8QB

£475,000

BEAUMONT JONES

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This spacious and beautifully presented four double semi-detached character home is located in the popular Rodwell location of Old Castle Road. Set moments from Sandsfoot beach and the Rodwell trail, there is also easy access to Nothe Fort Gardens, Newtons Cove, Hope Square & Weymouth Harbour.

- Spacious Character Family Home
- Set Moments from Sandsfoot Beach
- Sunny Westerly Facing Garden
- Four Double Bedrooms
- Beautifully Presented Through-out
- Extended Family Friendly Kitchen/Diner

Full Description

Accommodation

Entrance to this lovely family home is via the original wooden front door, opening into the entrance porch with attractive original tiled flooring and further door leading through to the entrance hall. Lovely high ceilings and light flows through this character home, stairs rise to the first floor with some useful understairs storage and access to the following rooms. The sitting/dining room, originally two rooms which have opened up to create a large open plan reception. The main sitting room is a generous size, there is a focal open fireplace with cast iron surround and attractive box bay window overlooking the front

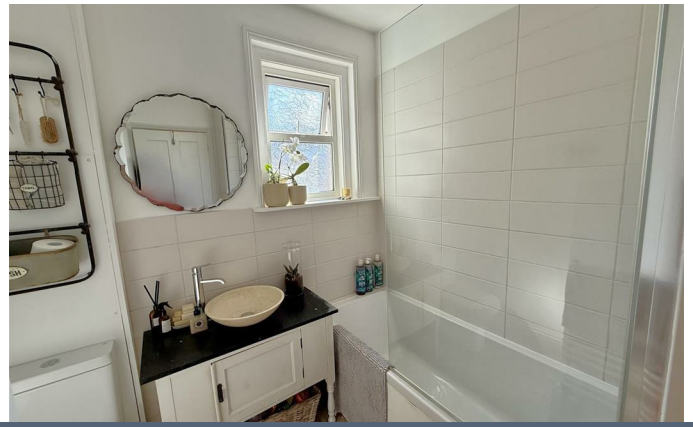
Spacious character family home set is the sought-after Old Castle Road, moments from Sandsfoot Beach & the Rodwell Trail

garden. The dining area is currently set up as a snug area, with a rear aspect window offering plenty of light into this space, this would also make an excellent formal dining area or a study area. Returning to the hallway this flows through to the spacious kitchen/diner, the kitchen area has a side aspect window and door giving access to the garden. There is a range of modern shaker style wall and base units providing ample storage. There is a built-in eye level oven and grill, five ring gas hob with extractor over and space for a dishwasher and fridge/freezer. The kitchen is open to the dining area to the rear of the house which offers plenty of space for a large dining table and has sliding patio doors opening into the garden - this is a lovely family friendly/entertaining space. From the dining room is also access into the utility room with space and plumbing for a washing machine and tumble dryer. There is a further door into the downstairs cloakroom.

Returning to the hallway, stairs rise to the first floor with a split landing and doors leading to the following rooms. The master bedroom is a generous size double bedroom with box bay window and further front and side aspect window. Bedroom two is a double bedroom with built-in storage and rear aspect window. Bedroom three is to the rear of the house and is a lovely sized double bedroom with a door opening onto the roof of the downstairs extension, this is a fibreglass roof and could be used as a balcony. The family bathroom offers a bath with bath with shower over, wash hand basin on an attractive vanity unit and low level WC, there is also some further built-in storage. From the first floor landing, stairs rise to the second floor landing with front aspect window and door opening into bedroom four. This is a further, lovely sized double bedroom with rear dormer window and further front aspect window. There is a built-in storage cupboard and access to eaves storage.

Outside

To the front of the house is a small walled front garden with a few steps leading to the front door. There are some pretty plants and also a gated side access. The rear garden is accessed via the kitchen, dining room or the side access from the front of the house. There is a generous sized patio area abutting the house -



the perfect position for garden furniture. A few steps lead upto a lawned area with a pretty selection of planted areas and shrubs. To the rear of the garden is a slightly raised gravel area and a generous sized shed for storage.

Location

Located in Rodwell on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path. A family friendly location with well-regarded primary & secondary schools nearby and within catchment.

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

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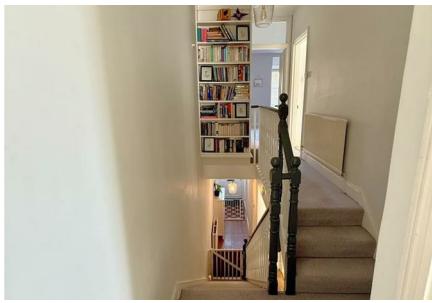
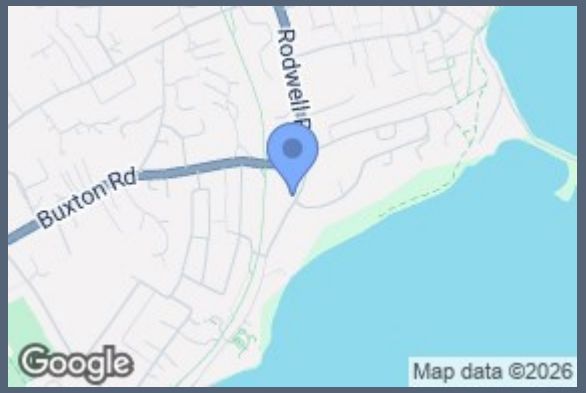
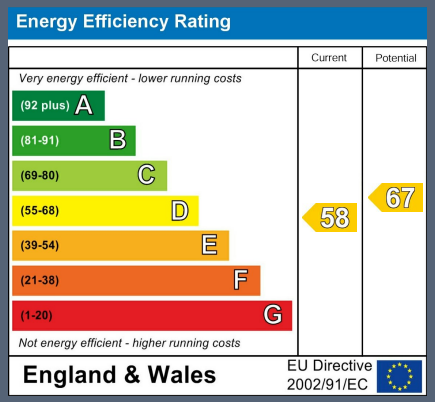
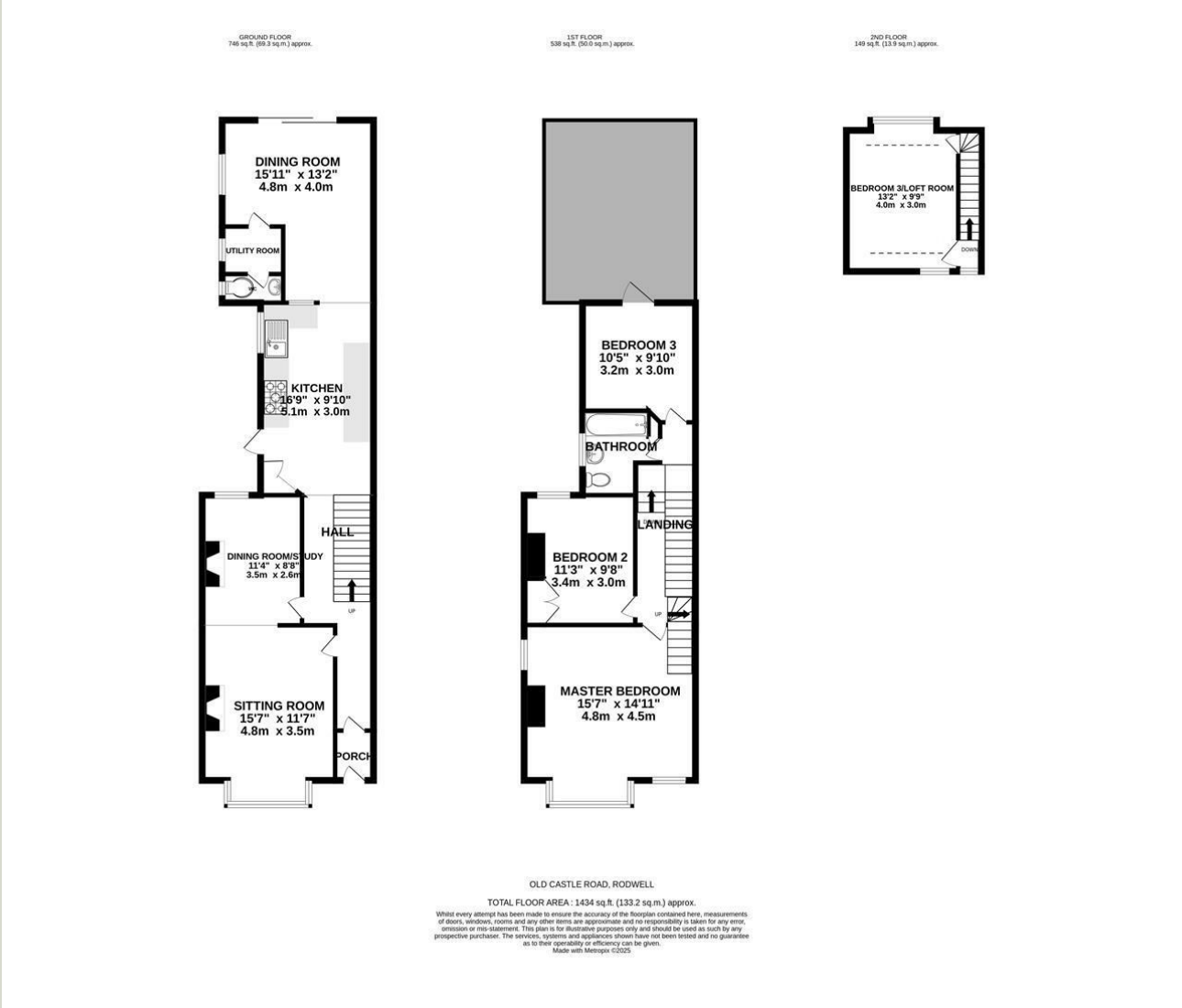
Beautifully presented accommodation set over three floors and level well-kept westerly facing garden









We value more than your property

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