



St Helens Road, Dorset, DT4 9DY

Asking Price Of £490,000

Freehold


MARTIN&CO

- Quiet cul-de-sac location
- Extended semi-detached family home
- Ample off-road parking
- Enclosed rear family garden
- Spacious family kitchen/diner & conservatory
- Lounge, reception room, study & utility room
- Three - five double bedrooms, loft room & master en-suite

Situated in a quiet cul-de-sac on the ever-popular St. Helens Road in a sought-after area of Weymouth, this beautifully extended semi-detached family home offers exceptionally spacious and versatile accommodation throughout. Currently arranged as a three-bedroom home with multiple reception areas, a study and a loft room, the flexible layout could easily be utilised as a five-bedroom family home, making it ideal for growing families or those seeking adaptable living space. The property enjoys ample off-road parking via a large driveway and is ideally positioned within easy reach of local schools, shops, transport links, Weymouth town centre and the picturesque seafront.

Upon entering the property, you are welcomed by a spacious entrance hall with stairs rising to the first floor, creating an inviting first impression. To the front of the property is a bright and comfortable lounge, enhanced by a beautiful bay window that fills the room with natural light.

The heart of the home is undoubtedly the impressive extended kitchen/dining room, thoughtfully designed to create a fantastic space for modern family living and entertaining. The kitchen enjoys pleasant views over the rear garden, while the generous dining area benefits from sliding patio doors opening directly onto the garden, seamlessly blending indoor and outdoor living. A doorway from the dining area leads through to a versatile second



reception room, providing additional living space that could equally serve as a fifth bedroom if required.

Leading from the kitchen is a practical utility room, offering additional storage and workspace, together with access to a convenient downstairs WC and a separate study, which could also be utilised as a fourth bedroom. The utility room also opens into the conservatory via sliding doors, creating a light-filled additional reception area with further sliding doors leading out to the rear garden, as well as sliding doors back into the kitchen, allowing the accommodation to flow effortlessly.

The first floor offers three generously proportioned double bedrooms. The principal bedroom is particularly impressive, featuring an attractive bay window to the front elevation and a modern en-suite shower room accessed via double doors. Bedroom two is another spacious double room with built-in storage, while bedroom three also benefits from fitted storage. Completing the first floor is a well-appointed family

bathroom, fitted with both a panelled bath and separate shower cubicle. Additional storage is available from a useful cupboard located on the landing.

From the landing, a staircase rises to the converted loft room, providing a highly versatile space that could be utilised as a hobby room, home office, occasional guest accommodation or an additional bedroom (subject to any necessary consents). The room is flooded with natural light from two Velux windows.

Externally, the property continues to impress with an enclosed rear garden designed for both relaxation and family enjoyment. An initial paved seating area provides the perfect setting for outdoor dining and entertaining before leading onto a well-maintained lawn. Side gated pedestrian access adds further practicality.

Offering generous proportions, outstanding versatility and the potential to provide up to five bedrooms, this

superb home presents an excellent opportunity for families seeking adaptable accommodation in a highly desirable cul-de-sac location.



ENTRANCE HALL

LOUNGE 14' 7" x 12' 10" (4.44m x 3.91m)

KITCHEN/DINER 21' 10" x 18' 4" (6.65m x 5.59m) Max
Measurements

RECEPTION ROOM / BEDROOM FOUR 13' 4" x 10'
6" (4.06m x 3.2m)

UTILITY ROOM 9' 1" x 7' 2" (2.77m x 2.18m)

WC

STUDY / BEDROOM FIVE 11' 4" x 7' 9" (3.45m x
2.36m)

CONSERVATORY 8' 2" x 7' 6" (2.49m x 2.29m)

FIRST FLOOR

BEDROOM ONE 14' 6" x 10' 6" (4.42m x 3.2m) Max
Measurement

ENSUITE

BEDROOM TWO 10' 6" x 10' 6" (3.2m x 3.2m)

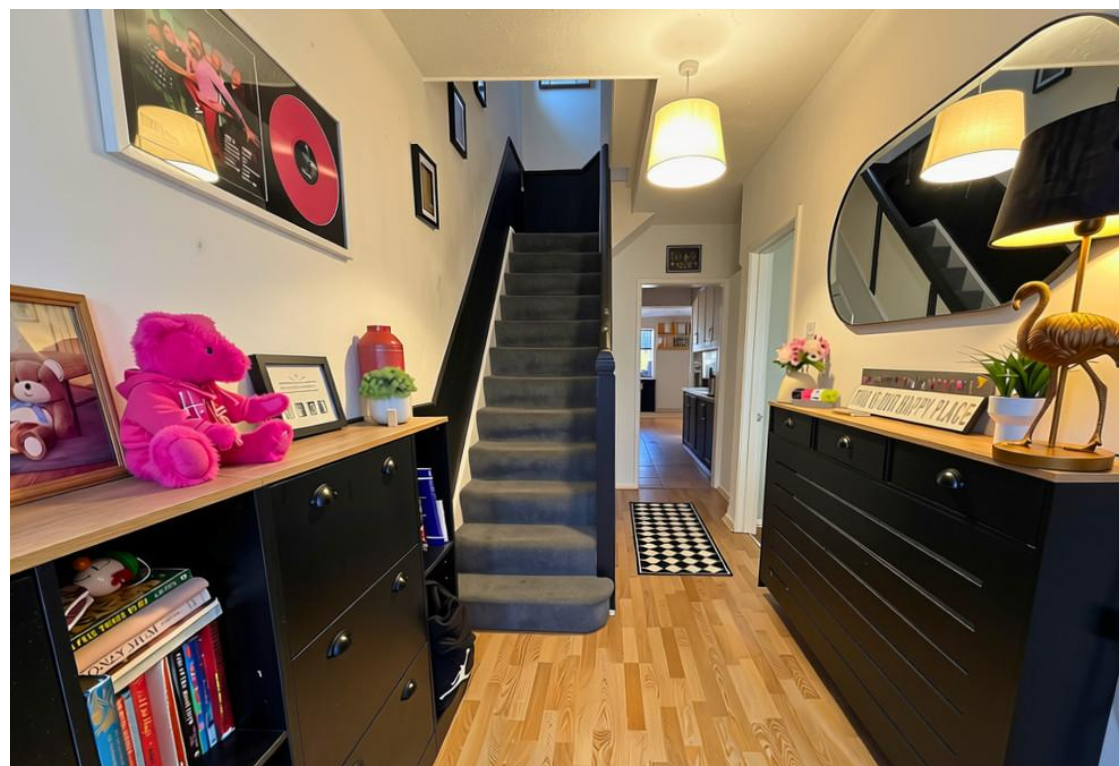
BEDROOM THREE 8' 2" x 8' (2.49m x 2.44m) Max
Measurement

BATHROOM

SECOND FLOOR

LOFT ROOM 14' 8" x 13' 4" (4.47m x 4.06m) Max
Measurement. Sloping ceilings.







All measurements are approximate and for display purposes only

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