

Belgrave | Southill | Weymouth | DT4 9SN

BEAUMONT JONES

Offers Over £350,000

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We are delighted to bring to the market this versatile family home sat upon a generous corner plot and located within the popular location of Southill. The property boasts a spacious L shape lounge/diner with dual aspect doors, modern kitchen, downstairs WC, utility cupboard, family bathroom, three good sized bedrooms, principle room with dressing room, wrap around garden, driveway and additional off road parking to the rear providing parking for multiple vehicles and a self contained annexe. This would make an excellent first time purchase/upsize, viewing is highly recommended.

- Enviable Corner Plot Position with Wrap Around Gardens
- Beautiful Self Contained Annexe
- Vendor Suited with No Forward Chain Property
- Driveway and Off Road Parking for Multiple Vehicles
- Dressing Room to Principle Bedroom
- Spacious Lounge/Diner with Opening into Modern Kitchen

Full Description

Accessed from both the front and rear, the principal entrance to this attractive home is via a double glazed front door opening into a porch with dual-aspect windows and a glazed wooden door leading into the welcoming entrance hall. The spacious hallway immediately sets the tone for the home, featuring solid wood flooring throughout much of the ground floor, stairs rising to the first floor, a built-in meter cupboard, useful understairs storage, and a utility cupboard with space and plumbing for a washing machine and tumble dryer. Doors provide access to the principal accommodation and the ground floor cloakroom. The impressive L-shaped sitting room is a wonderful family space, filled with natural light and offering excellent versatility for both relaxing and entertaining. A rear aspect sliding patio door opens onto the rear garden, whilst double doors provide direct access







This property would make the perfect first time purchase.











to the westerly-facing front garden. Stylish vertical radiators and an opening through to the kitchen create a sociable layout, complemented by a breakfast bar area. The contemporary kitchen is fitted with a range of shaker-style eye and base level units with work surfaces over. Integrated appliances include a dishwasher, fridge/freezer, oven, four-ring gas hob and extractor hood, whilst a rear aspect double glazed window enjoys views over the garden.

The first floor accommodation is centred around a generous landing featuring loft access and a built-in airing cupboard housing the combination boiler. Doors lead to three bedrooms and the family bathroom. The principal bedroom is a spacious double room benefitting from fitted sliding wardrobes, a front aspect double glazed window and ample space for additional bedroom furniture. Bedroom two is a further generous double and enjoys direct access to a dressing room. Previously configured as an en-suite, the dressing room retains the necessary plumbing to be converted back if desired, whilst currently providing excellent additional storage and dressing space. Bedroom three is a well-proportioned room featuring a bespoke raised bed over the stairwell, creating a practical use of space, together with a front aspect double glazed window. The family bathroom is fitted with a modern suite comprising a panel-enclosed bath with shower attachment, vanity wash hand basin, low-level WC, partially tiled walls and a rear aspect double glazed window.

Occupying a generous corner plot, the property benefits from attractive and well-maintained outdoor space. To the front, a substantial driveway provides off-road parking for multiple vehicles and is complemented by low-maintenance landscaped borders, patio area abutting the property providing great space for table and chairs to enjoy the sunshine, and gated side access. The private side garden is predominantly laid to lawn and features raised slate borders, hardstanding for a shed and steps leading to the rear garden. The enclosed rear garden has been designed for ease of maintenance, being principally laid to patio and providing an excellent space for outdoor dining and entertaining. A rear gate offers access to additional off-road parking for two to three vehicles. A standout feature of the property is the superb self-contained annexe, providing extremely flexible accommodation ideal for multi-generational living, guest accommodation, an independent living space or home office. The annexe comprises a modern fitted kitchen with integrated oven, four-ring electric hob and extractor hood, together with space for a fridge/freezer and washing machine,











and a wall-mounted combination boiler. The bright and airy living area benefits from tiled flooring, dual-aspect double glazed windows, vertical radiators and spotlights. A door leads through to the contemporary shower room, fitted with a shower cubicle with mixer shower, low-level WC, wash hand basin and heated towel rail.

Southill is a popular residential area situated just 1 1/2 miles from the town centre, harbour, beaches and within easy reach of the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. Southill is very much sought after and provides a range of amenities and facilities including a primary school, a general store with Post Office, Church, Chemist, Public House, take-away and Gymnasium.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Annexe Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A.

Agents Notes- The Annexe also has it's own EPC.

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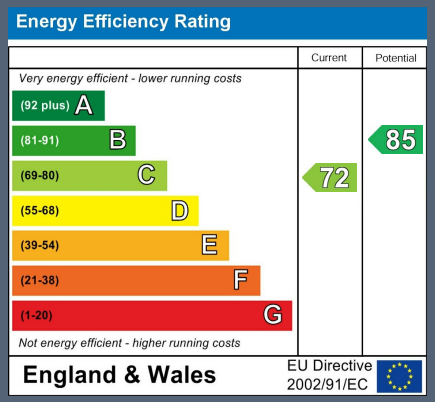
Versatile self contained annexe providing accommodation suitable for multi generational living.





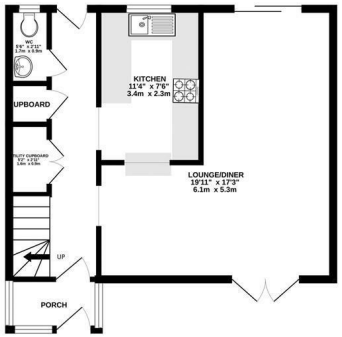




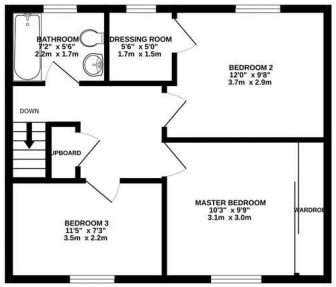


We value more than your property

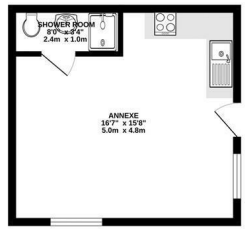
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



SELF CONTAINED ANNEXE
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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