



Verne Way | Rodwell | Weymouth | DT4 0RY

**£425,000**

BEAUMONT  JONES

# Verne Way | Rodwell Weymouth | DT4 0RY £425,000

Located within a quiet residential cul-de-sac in Rodwell is this beautiful and extended four double bedroom semi-detached family home offering a generous sized South-Facing rear garden and far reaching sea views. The property is laid out over three floors boasting two spacious reception rooms, conservatory, newly fitted modern kitchen, larger than average integral garage, downstairs cloakroom, en-suite to the master bedroom, spacious family bathroom and double off road parking. The property is located close to local amenities and well-regarded schools making this the ideal family home, viewing is highly advised to be appreciated.

- Extended Four Double Bedroom Semi-Detached Family Home
- Generous Sized South-Facing Rear Garden
- Far Reaching Sea Views
- Newly Fitted Modern Kitchen
- Downstairs Cloakroom & Spacious Family Bathroom
- Two Reception Rooms Plus Conservatory
- En-suite To Master Bedroom
- Larger than Average Integral Garage & Double off Road Parking
- Located Within Rodwell & Close To Well-Regarded Schools

## Full Description

Entrance into this wonderful family home is via a front aspect double glazed door leading into a spacious porch with dual aspect double glazed windows, a further double glazed door leads into a warm and welcoming hall with stairs rising to the first floor, built-in meter cupboard and doors lead through to the ground floor accommodation. The generous sized living room has a beautiful electric fire (gas point available) set within a composite surround and slate hearth an opening leads through to the conservatory and double wooden glazed doors lead through to the dining room creating a nice flow through the home. The double glazed conservatory is the perfect garden room overlooking the rear garden with dual aspect windows, wall mounted radiator and a set of patio doors lead out onto the South-facing rear garden. The spacious dining room has plenty



This well-presented family home is located within a quiet cul-de-sac in Rodwell, close to local amenities and well-regarded schools.

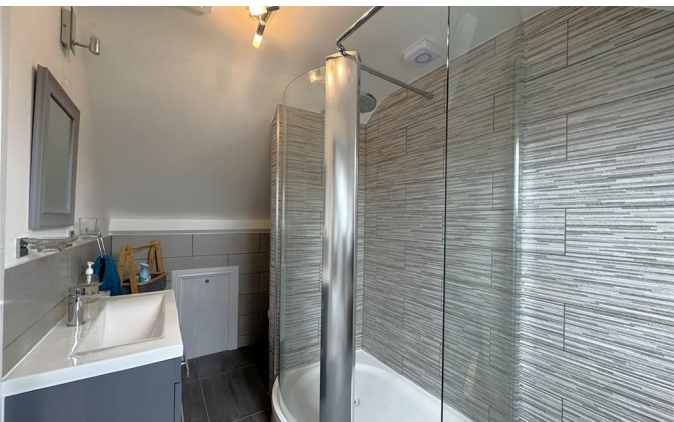


of space for a large dining table and chairs creating the perfect entertaining area, breakfast serving hatch to the kitchen and a set of rear aspect double glazed patio doors lead out onto the garden. The newly fitted modern kitchen (yet to be completed) offers a range of base units with work surfaces over, two wall units, fitted shelving, eye level integral double oven with inset four ring gas hob, extractor fan, space and plumbing for a dishwasher and fridge/freezer, breakfast serving hatch to the dining room, front aspect double glazed window and a side door leads through to the side lobby. This gives access to the front of the property via a double glazed door and a door leads into the larger than average garage. The modern cloakroom has a front aspect double glazed window, low level WC and a table top wash basin with storage under.

The first floor boasts a landing area with a front aspect double glazed window enjoying far reaching sea views, stairs rise to the first floor with LED lighting, built-in under stairs storage and doors lead through to bedrooms two-four and the main family bathroom. Bedroom two is a generous sized double offering a rear aspect double glazed window and open built-in storage. Bedroom three is a further generous sized double with a rear aspect double glazed window and a double built-in wardrobe. Bedroom three is a small double boasting far reaching sea views from the front aspect double glazed window and a built-in wardrobe with storage above. The spacious family bathroom has a suite including a panel enclosed corner bath, double shower cubicle with a wall mounted mixer shower system, wash hand basin, low level WC, wall mounted towel rail heater, built-in storage cupboard and a side aspect double glazed window.

The master bedroom is located on the second floor boasting a generous sized double with slightly eaved ceilings, built-in storage into the eaves, dual aspect double glazed Dormer windows boasting beautiful far reaching sea views from the front aspect, rear aspect Velux skylight and a door leads through to the en-suite. This newly fitted and beautiful suite comprises a curved double shower cubicle, vanity wash hand basin, low level WC, wall mounted towel rail heater, tiled flooring and fully tiled walls, built-in storage into the eaves and a rear aspect Velux skylight.

The integral garage is larger than average in length offering a utility area with space and plumbing for a washing machine, electric up and over door, a set of rear aspect double glazed French doors lead out onto the garden, side aspect double glazed window, wall mounted gas boiler, power and lighting. The



vendor has informs us that footings are in place for an extension over the garage subject to planning permission.

Outside boasts a large and enclosed South-facing rear garden laid out over different levels, abutting the property offers a patio and shingle area with steps leading up to a large shingle area with two formal ponds, further steps lead up to the main garden laid to lawn with a section laid to shingle with railway sleepers and planted palm trees. A slate path with stepping stones leads up to the top end of the garden with a shed. The front garden is laid to lawn with a path leading up to the main entrance and planted shrubs. A hard standing area provides double off road parking.

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 and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. 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.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band C. 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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Laid out over three floors with the master bedroom benefitting a beautiful en-suite and far reaching sea views.

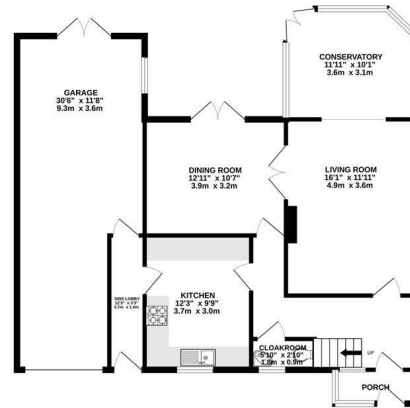




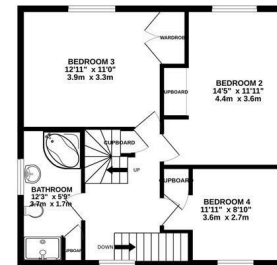
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

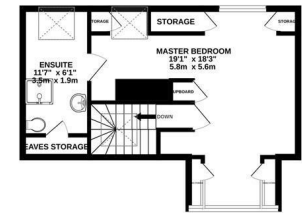
GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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