



## Heathwood Road

Westham, Weymouth DT4 0PQ

- Extended Detached Family Home
- Three Well Proportioned Bedrooms plus Loft Room
- Stunning Kitchen / Dining Room with Separate Utility Room
- Spacious Conservatory
- Front Driveway & Landscaped Rear Garden
- Immaculately Presented Throughout
- Front Aspect Lounge
- Ground Floor Shower Room & First Floor Bathroom
- Double Glazing & Gas Central Heating
- Sought After Residential Area

**Price Guide £425,000 Freehold**



## GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

11' max x 12'4" max

Kitchen / Diner

18'3" max x 12'10" max

Conservatory

9'8" x 16'1"

Utility Room

6'6" x 5'5"

Shower Room

6'6" x 2'10"

## FIRST FLOOR

First Floor Landing

Bedroom One

11'4" max x 12'11" max

Bedroom Two

10'11" x 9'10"

Bedroom Three

6'8" x 7'9"

Bathroom

7'1" x 6'4"

## SECOND FLOOR

Loft Room

9'7" max x 20'4" max some head restriction

## OUTSIDE

Front Driveway

Rear Garden

We are delighted to present this exceptional extended family home to the market, which has been maintained by the current owners to the highest of standards. The accommodation comprises a lounge, stunning kitchen / diner, separate utility room, ground floor shower room, conservatory, three bedrooms, family bathroom and loft room on the second floor. Outside is a driveway for multiple vehicles to the front and a well maintained rear garden.

On the ground floor an entrance porch, with space for outdoor garments, leads through to an inviting hallway with doors to the lounge, kitchen / diner and downstairs cupboard with stairs ascending to the first floor. The front aspect lounge boasts a feature TV / fireplace with a large bay window offering excellent natural light. The heart of this fabulous home is the kitchen / diner, which spans the whole width of the property. Contemporary kitchen units with integral appliances including gas hob, double oven, fridge freezer and dishwasher are topped with quartz worktops. A bespoke dining table provides additional storage and continues the sleek presentation. A large conservatory provides a secondary reception room whilst providing French doors leading to the rear garden. The separate utility room and ground floor shower room are accessed from here.

On the first floor, the landing area has stairs leading to the second floor loft and hosts doors to the three well proportioned bedrooms, with bedrooms one and three situated to the front and bedroom two (currently utilised as a large dressing room) at the rear. The family bathroom

is ultra modern in design with an elegant freestanding bath, vanity wash hand basin and WC, complementary tiling to the walls and floor and a heated towel rail. Completing the internal accommodation is the loft room on the second floor, which is used as a bedroom by the current owners with access to plentiful eaves storage. A Velux window gives natural light.

Externally, to the front is a block paved driveway, suitable for off road parking for multiple vehicles. To the rear, the fully enclosed garden is easy to maintain, being predominately laid to lawn with patio areas adjacent to the property and at the end of the garden, perfect for alfresco entertaining, or simply to enjoy the garden at different times of the day.

Heathwood Road is located just off Goldcroft Road, a highly sought after residential area of Westham. It is a short drive to local shops and amenities as well as the Inner Harbour and Radipole Lake. The relief road is also within easy reach allowing access to Dorchester and surrounding areas.

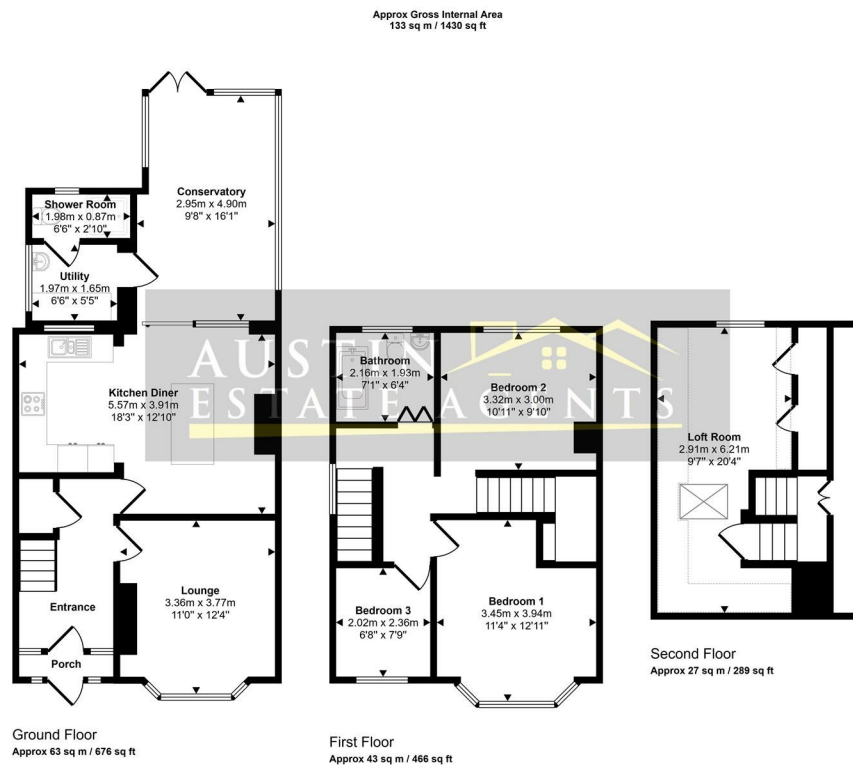
We strongly believe a viewing is essential to fully appreciate all of the accommodation on offer in this stunning home. For further information, please contact Austin Estate Agents.







Local Authority Dorset Council  
Council Tax Band D  
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.