

Ferndale Road | Lodmoor | Weymouth | DT4 7QZ

£345,000

BEAUMONT JONES

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Offered to the market is this charming period bay-fronted three bedroom terraced home, ideally situated within the popular residential area of Lodmoor. Benefitting from a detached garage and off-road parking to the rear, the property is conveniently located close to well-regarded schools, local amenities and transport links, making it an excellent first-time purchase or family home. The well-presented accommodation comprises a spacious and welcoming entrance hallway, bay-fronted living room, separate dining room, modern fitted kitchen, lean-to utility area and a downstairs cloakroom. The first floor offers three bedrooms and a contemporary family bathroom suite. Outside, the property enjoys a generous enclosed rear garden providing an ideal space for outdoor seating, dining and family enjoyment. To the rear of the garden is a detached garage and off-road parking, adding further practicality to this attractive home. In addition, there is a useful gated storage area, ideal for housing a garden shed, bins or general outdoor storage.

- Bay-Fronted Three Bedroom Period Terraced House
- Detached Garage & Off Road Parking For One Small Vehicle
- Modern Fitted Kitchen Plus A Lean-to Utility
- Generous Sized Enclosed Rear Garden
- Excellent First Time Purchase/Family Home
- Well-Presented Throughout
- Two Reception Rooms
- Downstairs Cloakroom & Modern Bathroom
- Located Within The Popular Location Of Lodmoor
- Close To Well-Regarded Schools & Local Amenities

Full Description

Access to the property is via a gated enclosed walled front garden with steps rising to the main front aspect double glazed door, which leads into a spacious and welcoming entrance hall. The hallway offers a front aspect double glazed window, built-in under-stairs storage cupboards and stairs rising to the first floor, with doors providing access to the ground floor accommodation.

The cosy bay-fronted living room provides ample space for furniture and features a wall-mounted gas fire, creating a warm and inviting atmosphere. An attractive internal glass block feature allows additional natural light to flow through from the dining room. The cloakroom is fitted with a low-level WC, vanity wash hand basin and benefits from fully tiled walls and flooring. The dining room forms the hub of the home and is a fantastic







This period bay-fronted terraced home is located within the popular location of Lodmoor, close to well-regarded schools and local amenities.











entertaining and family space. Offering plenty of room for a dining table and chairs, the room also features an internal glass block wall to maximise natural light from the living room. An opening leads seamlessly through to the kitchen, while a set of rear aspect double glazed wooden doors provides access to the lean-to utility area. The modern fitted kitchen comprises a range of eye and base level units with work surfaces over, an integrated eye-level double oven, inset four-ring gas hob with extractor hood above, and space for a freestanding American-style fridge/freezer. A rear aspect double glazed window overlooks the garden, while a Velux skylight enhances the room with an abundance of natural light. The lean-to utility is a useful addition to the property, offering further base level units with a work surface over, sink unit, and space and plumbing for a washing machine. Rear aspect windows provide plenty of light, and a set of rear aspect double glazed French doors opens directly onto the garden, creating a practical link between the indoor and outdoor spaces.

The first floor provides a landing area with loft access via a hatch with a pull-down ladder. The loft itself is fully boarded and benefits from a Velux skylight, making it an excellent storage space. Doors from the landing lead through to the three bedrooms and family bathroom.

The master bedroom is a generous double room featuring a front aspect double glazed bay window, allowing an abundance of natural light to flood the room. Bedroom two is a further spacious double, enjoying a rear aspect double glazed window overlooking the garden and a fitted double wardrobe. Bedroom three is a well-proportioned single bedroom with a front aspect double glazed window. The modern family bathroom is fitted with a contemporary suite comprising a panel enclosed bath with mixer shower over and glass shower screen, vanity wash hand basin incorporating storage beneath, and a low-level WC with concealed cistern. The room also benefits from a wall-mounted heated towel rail, rear aspect double glazed window, and fully tiled walls and flooring, creating a stylish and practical finish.

Outside to the rear, the property enjoys a generous enclosed garden that has been thoughtfully arranged to create a fantastic outdoor space for both relaxation and entertaining. Abutting the property is a large patio area which flows onto a raised decking area, providing an ideal setting for outside seating and dining. Decked steps descend to the main garden, which is predominantly laid to lawn and complemented by attractive











raised planted borders. A gated opening leads through to a particularly useful storage area laid to hard standing, complete with a garden shed and access into the garage via a side aspect double glazed door. A further rear gate provides access to the block paved driveway, offering off-road parking for one vehicle, with vehicular access approached via the lane from Grove Avenue.

The detached garage benefits from an up-and-over door, side aspect double glazed window, power and lighting, making it ideal for storage, a workshop or secure parking.

To the front, the property is set behind an enclosed walled garden, attractively laid to patio and shingle with established planted shrubs, creating an appealing approach to the home.

The property sits within a popular residential road in Lodmoor, one of the most desirable locations to live in within Weymouth. The property is ideally situated close to local amenities, supermarkets, doctors surgery and is within the Radipole Primary, St. John's Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with paths leading to Overcombe, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

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

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. Beaumont Jones is a member of The Property Ombudsman. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





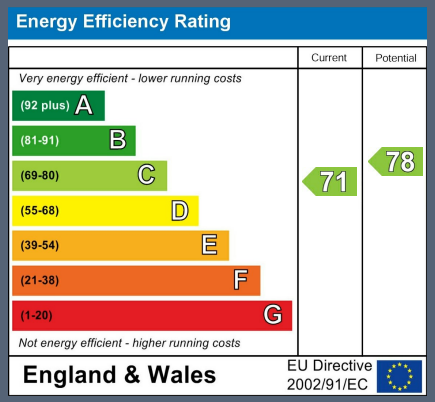
A detached garage and off road parking for a small vehicle located to the rear of the property.













We value more than your property

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