



Instinct Guides You



Littlemoor Road, Weymouth £315,000

- Four Bedrooms
- Garage & Parking
- Extended Accommodation
- No Onward Chain
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ensuite
- Equidistant Weymouth & Dorchester



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Situated on the outskirts of Weymouth, this spacious four double bedroom EXTENDED family home with GARAGE and off road parking, offers well proportioned accommodation, a principal bedroom with en suite and generous rear garden being sold with no onward chain. Conveniently positioned close to local amenities, schools and transport links, the property presents an excellent opportunity for growing families seeking versatile living space.

Stepping into the property, the entrance hall provides access to the principal ground floor accommodation along with a convenient cloakroom. To the left is a generous living room enjoying excellent natural light from the front elevation, with French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the front of the property, the dining room offers an excellent formal dining space or additional living space with direct access into the kitchen. The kitchen/breakfast room is fitted with a range of wall and base units with complementary work surfaces, space for appliances and white goods and French doors opening onto the rear garden, allowing plenty of natural light to flood the room.

Rising to the first floor, the landing provides access to four double bedrooms and the family bathroom. The principal bedroom is a generous double and benefits from its own en suite shower room. Bedrooms two, three and four are all comfortable double bedrooms, providing excellent flexibility for family living, guests or those requiring a home office. The family bathroom is fitted with a bath, wash hand basin and WC.

Externally, the rear garden is enclosed and designed for ease of maintenance with a combination of patio and shingled areas, providing excellent space for outdoor dining and entertaining. Mature trees and established boundaries create an attractive setting, while gated rear access leads to the garage and parking.

Room Dimensions

Living Room 24'11" x 10'7" (7.62m x 3.23m)

Dining Room 17'7" x 11'3" (5.38m x 3.43m)

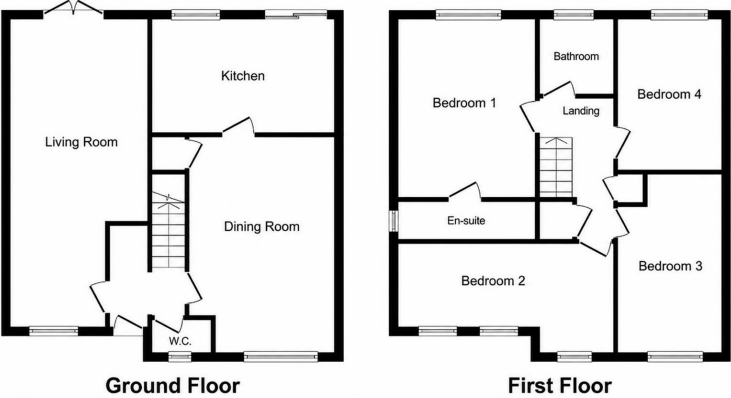
Kitchen 14'6" x 10'0" (4.42m x 3.05m)

Bedroom One 14'0" x 10'9" (4.27m x 3.28m)

Bedroom Two 17'8" x 7'6") (5.41m x 2.31m)

Bedroom Three 14'4" x 8'3" (4.39m x 2.54m)

Bedroom Four 14'4" x 8'3" (4.39m x 2.54m)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.