



## Maple Grove

Knightsdale Road, Weymouth DT4 0FE

- Modern, Detached Family Home
  - Light & Airy Lounge
- Family Bathroom, En-Suite Shower Room & Ground Floor Cloakroom
  - Two Allocated Parking Spaces
- Walking Distance of Weymouth Inner Harbour & Town Centre
- Three Bedrooms
  - Contemporary Kitchen / Dining Room
- Energy Efficient Gas Central Heating & Double Glazing
  - Gardens to the Side & Rear
- No Onward Chain

Asking Price £330,000 Freehold



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge  
16'6" x 10'8"

Kitchen / Diner  
13'1" max x 17'7" max

Ground Floor Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom One  
13'6" max x 10'6" max

En-Suite Shower Room

Bedroom Two  
9'5" max x 14'4" max

Bedroom Three  
9'9" x 7'4"

Bathroom  
8'2" x 6'6"

### OUTSIDE

Two Allocated Parking Spaces

Rear Garden

Side Garden

Cedar Summerhouse

We are delighted to offer for sale, with no onward chain, this modern, detached family home, situated within close proximity of local shops and amenities, including schools, leisure centre and bus routes to surrounding areas. It is also within walking distance of Weymouth Town Centre and the Inner Harbour. The accommodation includes a lounge, kitchen / dining room, ground floor cloakroom, three bedrooms, en-suite shower room and main bathroom. Outside are two allocated parking spaces providing off road parking, and an attractive enclosed garden with summerhouse.

On the ground floor, the inviting entrance hallway hosts stairs ascending to the first floor and doors to the lounge and ground floor cloakroom. The light and airy lounge is situated to the rear of the property with dual aspect double glazed windows. Double opening glazed doors naturally flow into the kitchen / dining room. The tastefully appointed kitchen / diner runs from the front to the rear of the property and boasts a contemporary range of wall and floor units with work surfaces over, integral five ring hob, electric oven with extractor over, fridge freezer and dishwasher with plumbing for a washing machine. A breakfast bar offers an informal dining area and a fully shelved walk in pantry provides excellent additional storage.

On the first floor, the landing area leads to the three bedrooms and family bathroom. The main bedroom enjoys dual aspect double glazed windows overlooking the garden and surrounding area and

further benefits from a modern ensuite shower room with shower cubicle, low level WC and pedestal wash hand basin. Bedroom two is found to the front with dual aspect windows to the front and side, whilst the third bedroom is situated at the rear. The family bathroom features a modern suite comprising panelled bath with shower over, WC and wash hand basin.

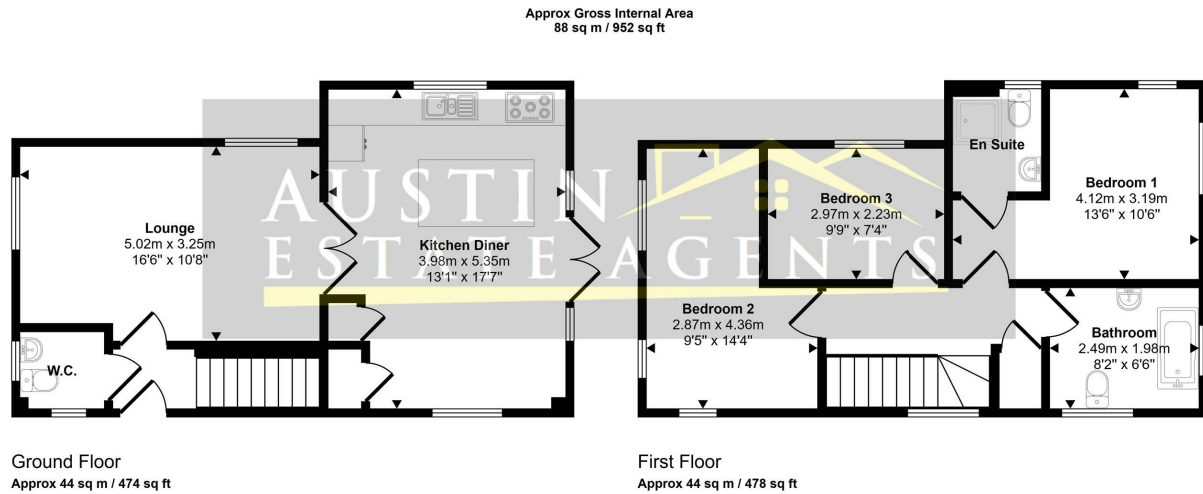
Externally, the property features two allocated parking spaces to the front of the property. The rear garden is fully enclosed and laid to shingle with a garden shed. This leads through to the main garden, which is found to the flank of the property. An attractive private area, the garden is predominately laid to artificial lawn with pleasantly planted borders. A patio area sits adjacent to the property, whilst a quality cedar summerhouse offers valuable space as a home office / studio, being fully insulated with electrical points and lighting. A gate provides access to the front of the property.

The property is situated within a highly convenient location with Weymouth Town Centre, the award-winning beach and picturesque harbourside being within very close proximity. In the direct vicinity of the property are the leisure facilities of Weymouth Swimming Pool and Gym as well as the recreational area of the Marsh playing fields.

For further information, or to make an appointment to view this lovely property, please contact the team at Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **B**  
EPC Rating **B**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.