



Lanehouse Rocks Road | Lanehouse | Weymouth | DT4 9HX

**Offers Over £360,000**

BEAUMONT  JONES

# Lanehouse Rocks Road | Lanehouse Weymouth | DT4 9HX Offers Over £360,000

We are delighted to offer an immaculate and well-presented three double bedroom detached family home within the popular location of Lanehouse. The property boasts a a generous sized South-Westerly facing rear garden, driveway providing off road parking for several vehicles, bay-fronted living room, dining room, modern kitchen, beautiful bathroom suite with a freestanding roll-top bath and a downstairs cloakroom. Viewing of this home is a must to be fully appreciated.

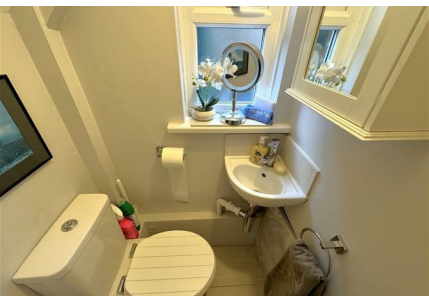
- Three Double Bedroom Bay-Fronted Detached Family Home
- Living Room & Dining Room
- Beautiful Bathroom Suite with a Freestanding Roll-Top Bath
- Driveway Providing off Road Parking For Several Vehicles
- Downstairs Cloakroom
- Immaculate & Well-Presented Throughout
- Modern Fitted Kitchen
- South-Westerly Facing Rear Garden
- Great School Catchment & Close To Local Amenities

## Full Description

Entrance into this beautiful home is via a front aspect composite door leading into a welcoming and spacious hall with stairs rising to the first floor, wall mounted radiator, built in understairs storage cupboard, LVT flooring and doors lead through to the main principle rooms. The downstairs cloakroom has been converted from an understairs storage cupboard offering a side aspect double glazed window, low level WC and a wall mounted corner wash hand basin. The well proportioned dining rooms has been tastefully designed offering a set of rear aspect double glazed patio doors leading out onto the South-Westerly facing garden, two built



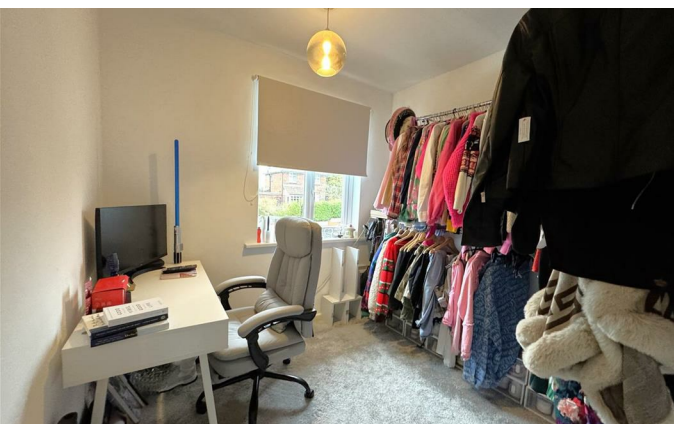
This beautiful property would make an ideal family home which is situated within a good school catchment area.



in storage storage cupboards one of which houses the gas combi boiler, LVT flooring, open fire place, wall mounted radiator and an opening leads through to the living room. The bay-fronted living room has a cosy feel and offers great space with a front aspect double glazed bay window, open fire place, LVT flooring and a wall mounted radiator. Reverting back to the hall an opening leads through to a modern fitted two tone Matt finish kitchen comprising eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a slimline dishwasher, washing machine, fridge/freezer, tiled flooring, rear aspect double glazed window and a side aspect double glazed door leading out onto the South-Westerly facing rear garden.

The first floor offers a spacious landing laid to LVT flooring, side aspect double glazed window and doors lead through to three double bedrooms and a beautiful modern family bathroom. The master bedroom is a generous sized double offering a front aspect double glazed bay window and a wall mounted radiator. Bedroom two is a further generous sized double offering a rear aspect double glazed window and a wall mounted radiator. Bedroom three is a small double room offering a front aspect double glazed window and a wall mounted radiator. The bathroom has a beautiful modern suite comprising a freestanding roll-top bath with telephone style mixer taps, double shower cubicle with a wall mounted mixer rainfall shower system, wash hand basin, low level WC, dual aspect double glazed windows, part-tiled walls, tiled flooring, wall mounted towel rail heater and loft access via a hatch with great scope to convert to a further bedroom STPP.

Outside offers a fence enclosed generous sized South-Westerly facing rear garden with a large patio area abutting the property. There is a lawned area as well as a raised

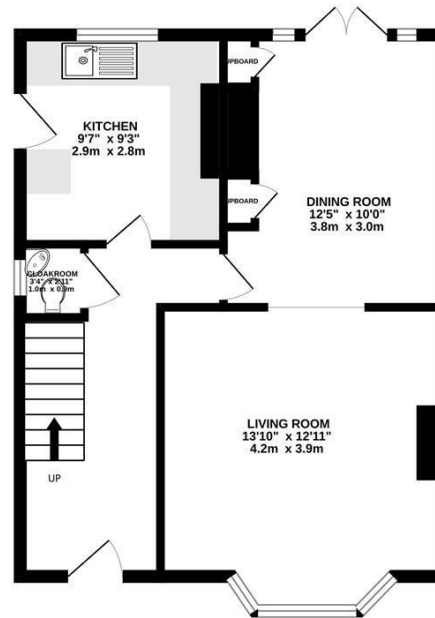




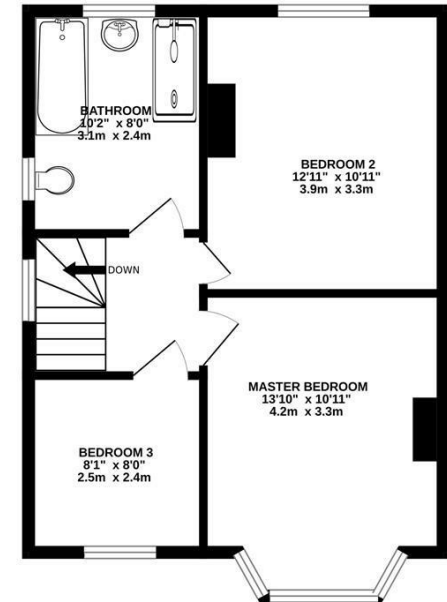


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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