



Roman Close | Radipole | Weymouth | DT3 5JG

**Offers Over £600,000**

BEAUMONT  JONES

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Offered with no onward chain is this substantial detached residence which is located in a cul-de-sac within the popular location of Radipole. The property offers four double bedrooms plus two loft rooms making this the perfect purchase for multi-generational living or a substantial forever family home. The property boasts off road parking for multiple vehicles, garage and an enclosed large rear garden with further outbuilding/workshop. This detached residence offers a spacious hall, large living/dining room, kitchen/breakfast room, conservatory/sun room, downstairs cloakroom, four double bedrooms on the first floor with balcony off the master bedrooms walk in wardrobe, family bathroom and two loft rooms. The basement is a great space offering a perfect cinema room/playroom, office, utility and plenty of storage. Viewing of this wonderful and spacious home is highly recommended.

- Spacious and Versatile Living Accommodation Throughout
- Perfect Cinema Room/ Playroom in the Basement
- Substantial Plot with Beautiful South Facing Rear Garden
- Large Outbuilding/Workshop with Flexible Use
- Four Double Bedrooms with Two Loft Rooms
- Offered with No Forward Chain
- Ample Parking for Multiple Vehicles and Garage
- Perfect Forever Family Home

### Full Description

Entrance into this substantial residence is via a side aspect double glazed door leading into a spacious porch with a double glazed door leading into the entrance hall. The entrance offers a welcoming hall with access into the downstairs WC through the current dressing room, stairs rising to the first floor and basement and doors lead through to the ground floor accommodation. The generous sized living/dining room offers an abundance of space and light boasting dual aspect double glazed windows and storage cupboard. The kitchen/breakfast room has a fitted kitchen comprising eye and base level units with work surfaces over, integral eye level double oven, inset four ring gas hob and extractor fan over, space and plumbing for a dishwasher and fridge/freezer, space for chairs around the centre island, rear aspect double glazed window, rear aspect wooden door opening into the conservatory/sun room and a side aspect sliding door leads into the lean-to which provides additional storage, space for a further fridge/freezer, part corrugated roof and pantry cupboard. The conservatory/sun room is a lovely room which offers a fantastic view down



Perfect family home offering substantial living accommodation and sat upon an equally large plot.



to the rear garden, multi aspect double glazed windows, double glazed door opens onto the patio, access into the inner hall, garage and into the utility which comprises a sink unit, space and plumbing for a washing machine.

The basement is a very versatile space, from the lower ground floor hall there are multiple storage cupboards, one housing the boiler and access into the following accommodation. The office is a generously sized room, a further reception room which would make a perfect cinema room/playroom, returning to the lower ground floor hall there is access into the utility room offering eye and base level units with work surface over, sink unit and further storage cupboard housing the immersion tank. Door from the hall leads to the external workshop offering power, lighting and access to the maintenance pit for the garage above, further store perfect for storing gardening equipment.

The first floor boasts a large landing with a side aspect double glazed window, stairs rise to the second floor and doors off the landing lead through to the four bedrooms, separate WC and family bathroom. The master bedroom is a generous sized double boasting a rear aspect double glazed window overlooking the beautiful rear garden, a range of fitted furniture and a door leads through to the walk in wardrobe, this room offers built in wardrobes, rear aspect double glazed door which opens onto the balcony, the balcony has iron balustrades and provides the perfect space for a table and chairs to enjoy the south facing aspect. Bedroom two is a further generous sized double boasting a front aspect double glazed window, built cupboards and a wash hand basin. Bedroom three is also a double with a rear aspect double glazed window overlooking the garden, built in wardrobes and a wash hand basin. Bedroom four is another double with a front aspect double glazed window, built in cupboard and a wash hand basin. The main family bathroom has a suite comprising an panel enclosed bath, bidet, walk in shower cubicle, storage cupboard and a side aspect double glazed window. The separate WC offers a low level WC and a side aspect double glazed window.

Returning to the second floor landing space there is access to the remaining accommodation. Bedroom5/Loft Room offers a double glazed Velux window, wash hand basin, wall mounted radiator and eaves storage. Bedroom 6/Loft Room also offers a double glazed Velux window, wash hand basin, wall mounted radiator and eaves storage. From the landing there is access into the cloakroom, offering a low level WC, bidet and a Velux window.

Outside offers an enclosed beautiful south facing rear garden which is mostly laid to lawn with flowers and mature shrubs bordering. Hard standing area to the rear of the garden with access into a large outbuilding which is currently used as a workshop/storage but this would make the perfect space for an outside office. To the front of the property there is a pretty laid to lawn area with small pond and driveway flowing around the side of the property providing parking for multiple vehicles, electric roller metal gate opens into the hardstanding area previously mentioned. The garden also offers stairs providing private direct access onto Dorchester



Road, planted borders, large greenhouse, water supply and external power points. The garage can be accessed either from inside the property or via the electric door, the garage offers power, lighting and a maintenance pit.

The property sits within a cul-de-sac in Radipole, one of the most desirable locations to live in within Weymouth. Ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. Radipole Nature Reserve and newly renovated gardens, park and café are with-in walking distance with Radipole Park Drive taking you into Weymouth town centre. The Lodmoor Country Park is also just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also nearby and a regular bus service serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band E. 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.

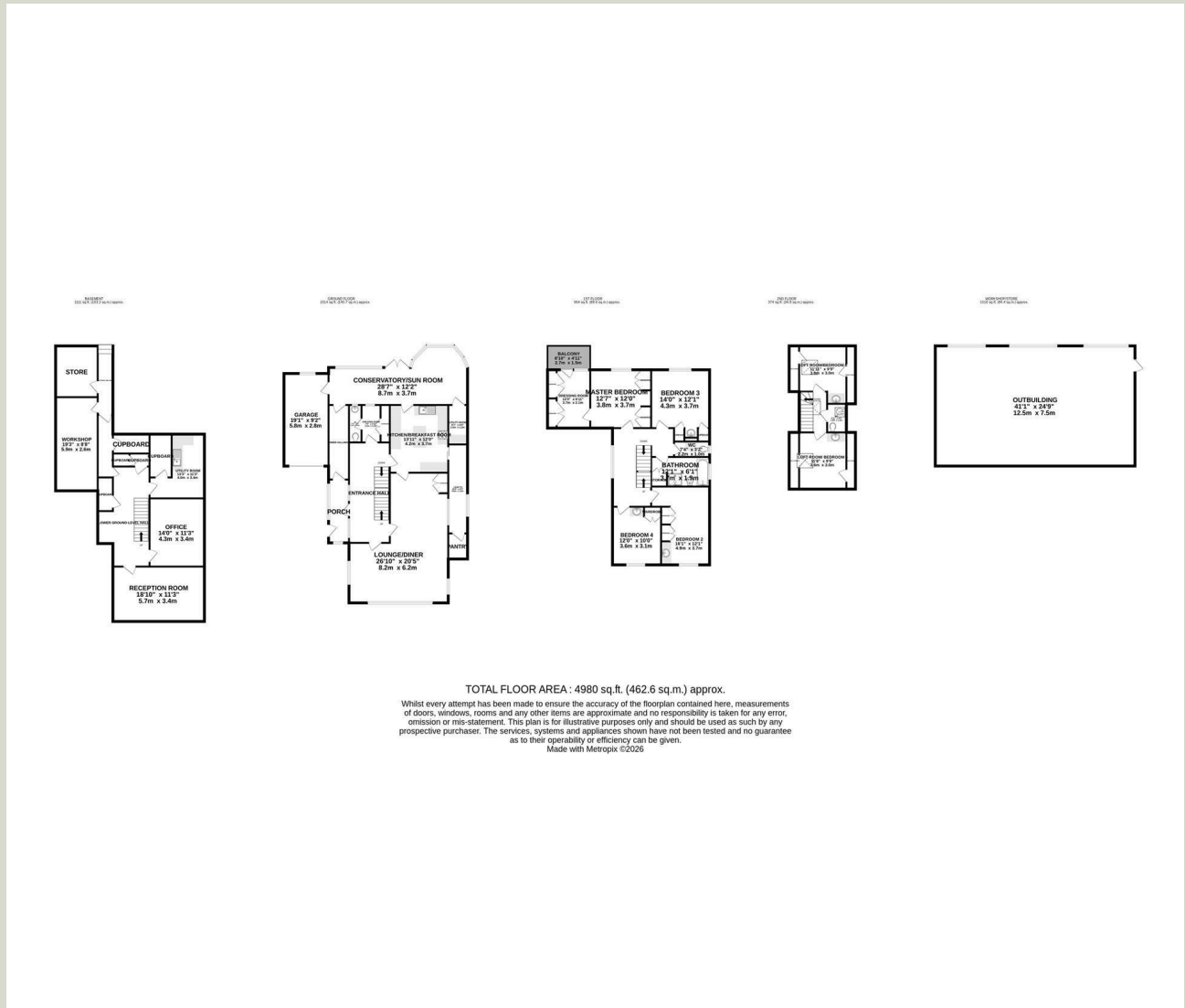


Rare opportunity,  
built by a reputable  
local builder.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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