

Hornbeam Close | Southill | Weymouth | DT4 9UJ

BEAUMONT JONES

Offers Over £425,000

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We are delighted to offer this beautifully presented and modern four double bedroom detached family home, tucked away within a desirable cul-de-sac in the popular Southill area. Conveniently positioned close to well-regarded schools and a range of local amenities, this spacious home offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a stylish and generously sized kitchen/dining room, and attractive glazed wooden bi-fold doors opening into a spacious living room featuring a charming wood-burning stove. A conservatory/garden room with an insulated roof provides a versatile additional reception space, while a downstairs cloakroom and integral garage add further practicality. To the first floor, the impressive principal bedroom benefits from a modern en-suite shower room, complemented by three further double bedrooms and a contemporary family bathroom. Outside, the property enjoys a private enclosed rear garden with a sunny aspect, ideal for outdoor entertaining and family enjoyment. To the front, a block-paved driveway provides off-road parking for up to three vehicles.

- Four Double Bedroom Detached Family Home
- Modern & Well-Presented Throughout
- Beautiful Kitchen/Diner
- Spacious Living Room With A Wood Burning Stove
- Conservatory/Garden Room With An Insulated Roof
- Enclosed Low Maintenance Rear Garden With Gated Rear Access
- Integral Garage & A Block Paved Driveway Providing off Road Parking For Three Vehicles
- Downstairs Cloakroom, En-Suite To The Master Bedroom & Family Bathroom
- Cul-de-Sac Within Southill
- Close To Well-Regarded Schools & Local Amenities

Full Description

Entrance to this wonderful family home is via a front aspect double glazed composite door leading into a spacious and welcoming entrance hall. High-gloss tiled flooring flows through into the kitchen/dining room, while a side aspect double glazed window allows for plenty of natural light. The hall provides useful storage for coats and shoes, with stairs rising to the first floor and doors leading to the living room and kitchen/diner.

The beautifully presented kitchen/dining room forms the heart of the home and is fitted with a comprehensive range of eye and base level units with work surfaces over. Features include a breakfast bar, integral oven with inset four-ring electric hob and







This well-presented and modern family home boasts four double bedrooms located within a cul-de-sac in Southill.











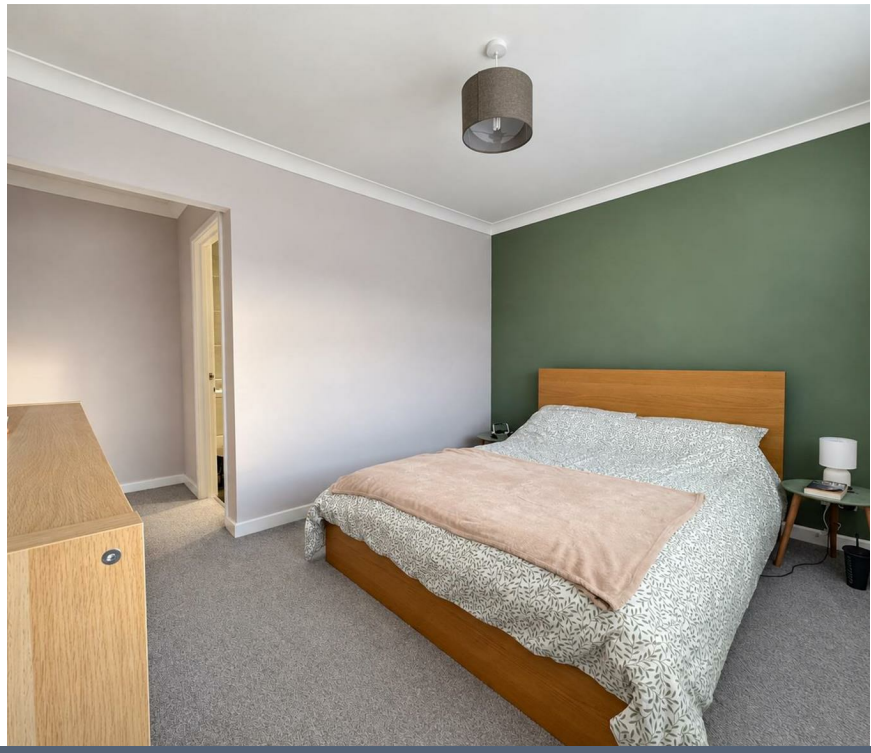
extractor hood above, integral microwave, one-and-a-half bowl FRANKE sink unit with mixer tap, and space and plumbing for a dishwasher and under-counter fridge or freezer. The room offers ample space for a dining table and chairs, making it ideal for both family living and entertaining. A rear aspect double glazed window overlooks the garden, while rear aspect patio doors provide access to the conservatory/garden room. Attractive glazed wooden bi-fold doors open through to the living room, creating a wonderful open-plan feel when desired. A further door leads to an inner lobby providing access to the integral garage and cloakroom, together with space for a large fridge/freezer.

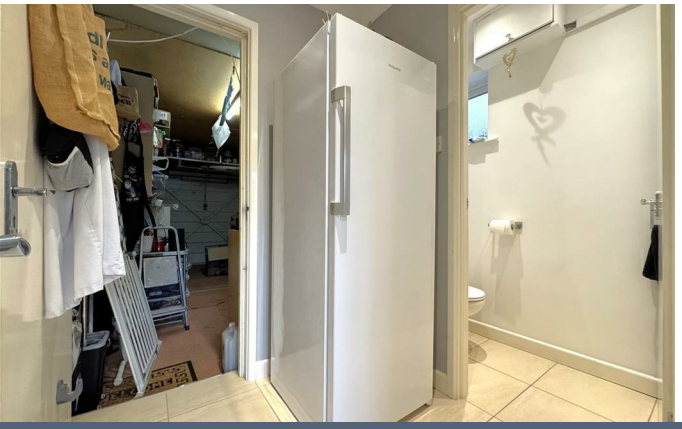
The cloakroom comprises a low-level WC, vanity wash hand basin, side aspect double glazed window and tiled flooring. The integral garage benefits from an up-and-over door, power and lighting, space and plumbing for a washing machine, and a wall-mounted gas-fired boiler. The spacious living room offers ample space for a range of furniture and enjoys a front aspect double glazed window. A beautiful wood-burning stove creates an attractive focal point and adds warmth and character to the room. Together with the kitchen/dining room and conservatory, the ground floor provides an excellent flow of accommodation, perfectly suited to modern family living and entertaining.

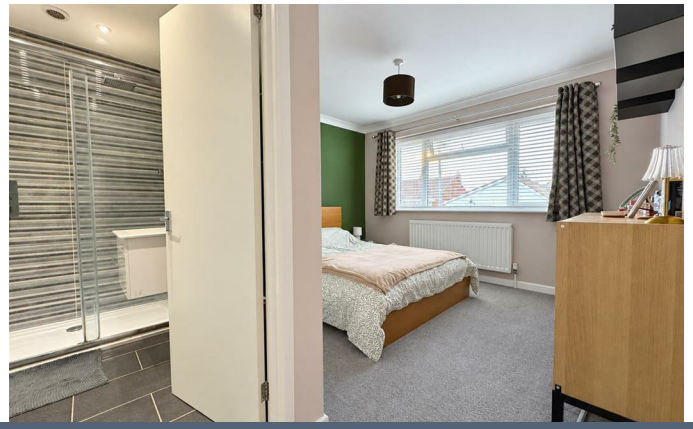
The first floor offers a spacious landing with a front aspect double glazed window, built-in storage cupboard, loft access via a hatch, and doors providing access to all four double bedrooms and the family bathroom. The principal bedroom is a generous double room featuring a front aspect double glazed window and ample space for a large bed and accompanying furniture. The contemporary en-suite comprises a double walk-in shower with mixer shower system, low-level WC, vanity wash hand basin, heated towel rail, and fully tiled walls and flooring. Bedroom two is a well-proportioned double enjoying a rear aspect double glazed window overlooking the garden. Bedroom three is a further spacious double, also benefiting from a rear aspect double glazed window. Bedroom four is another comfortable double bedroom with a front aspect double glazed window, making it an ideal guest room, children's bedroom, or home office. Completing the first floor is the stylish family bathroom, fitted with a modern suite comprising a panel-enclosed bath











with mixer shower and glass screen, vanity wash hand basin with concealed cistern WC, heated towel rail, fully tiled walls and flooring, and a rear aspect double glazed window. The first floor provides excellent family accommodation, with four genuine double bedrooms, modern bath and shower facilities, and well-balanced living space throughout.

Outside, the property enjoys an enclosed, low-maintenance rear garden with a sunny aspect, designed for ease of upkeep and outdoor enjoyment. The garden is predominantly laid to a variety of decking areas, providing excellent spaces for al fresco dining, entertaining, and relaxing, whilst the remaining area is laid to shingle. Further benefits include a garden shed, gated rear access, and external water and power supplies. To the front, the property benefits from a block-paved driveway providing off-road parking for up to three vehicles and access to the integral garage via an up-and-over door.

Tucked away in a sought-after road in Southill, popular for its great school catchment and being a short drive to the town centre but also offering its own local shops, hairdressers, public house/restaurant and playground. Radipole nature reserve is also within walking distance from the property along with easy level access into Weymouth Town Centre.

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.

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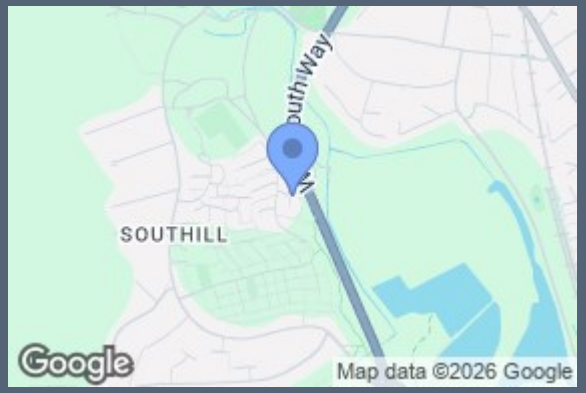


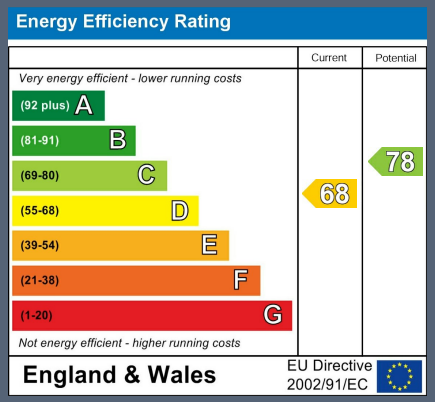
Beautiful kitchen/diner opening through to a spacious living room and a conservatory/garden room with an insulated roof.

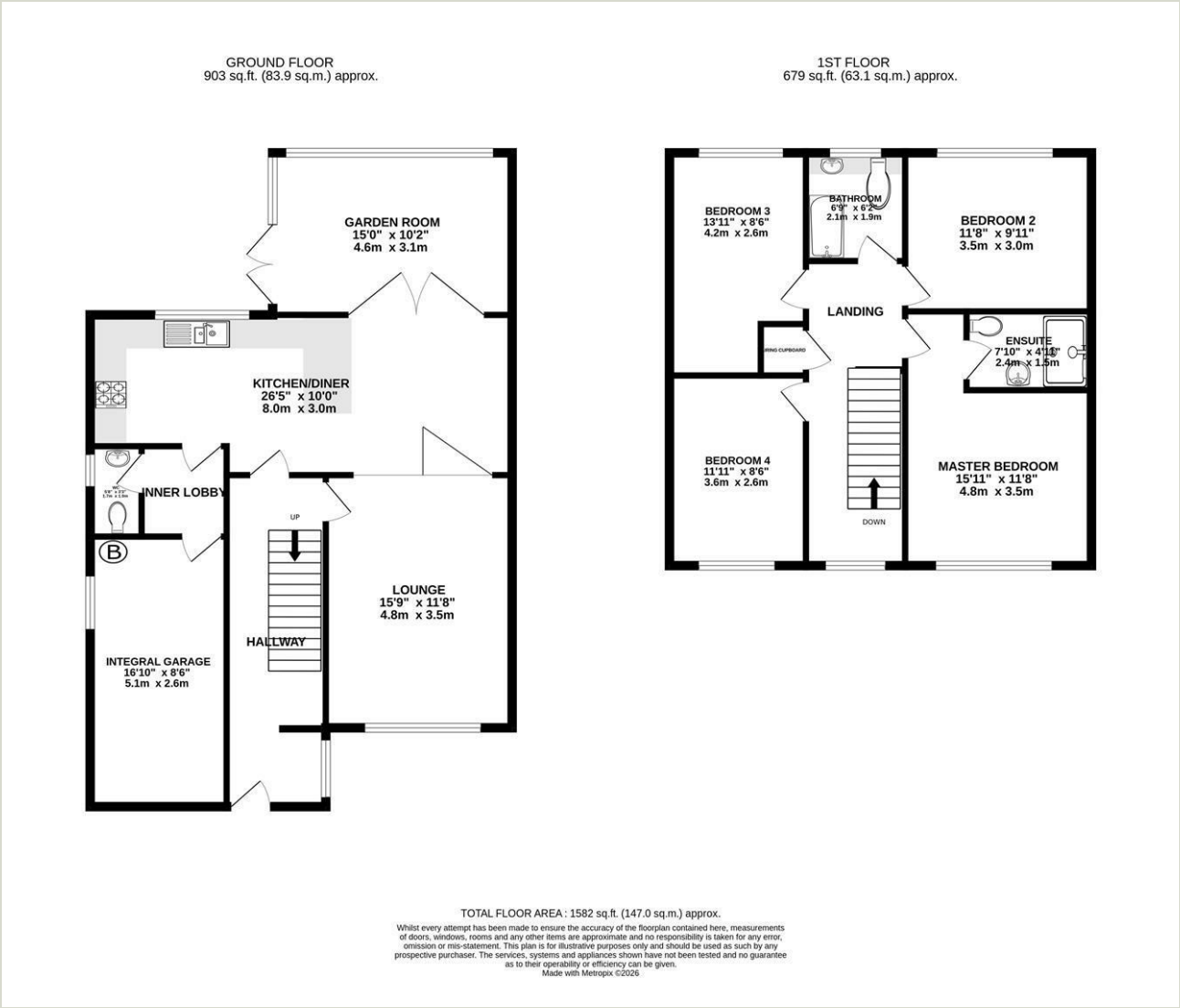












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