



Emmadale Road | | Weymouth | DT4 0LA

£290,000

BEAUMONT  JONES

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£290,000**

Step inside this charming four bedroom family home, immaculately presented with off-road parking, rear access and additional garden room. The stylish property enjoys generous proportions throughout with charming period features blending with contemporary touches across three floors of accommodation. A vast range of amenities and a bus route can be found at just a short stroll with Weymouth Harbour just 1.5 miles away.

- Four Bedroom Home
- Off-Road Parking
- Rear Access
- Charming Period Property
- Spacious Throughout
- Additional Garden Room
- Low Maintenance Rear Garden
- Two Reception Rooms
- Immaculately Presented
- Vendor Currently Suited

Full Description

On approach, the home is set back by a slabbed driveway and drop kerb allowing parking for one car with a useful porch entrance beyond.

Stepping inside, you are instantly greeted by high ceilings; Under-stairs storage can be found to the right as you walk towards the living room entrance. Inside, the room is illuminated by large box bay window with ample space for furnishings. The first of two log burners sits within the exposed brick fireplace, creating a focal point to the room and oozing period charm. The heart of the ground floor hosts



Immaculately presented four bedroom home with charming period features seamlessly blended with contemporary touches. The property retains excellent proportions throughout with two separate reception rooms, box bay windows and high ceilings amplifying the light and spaciousness of the accommodation.

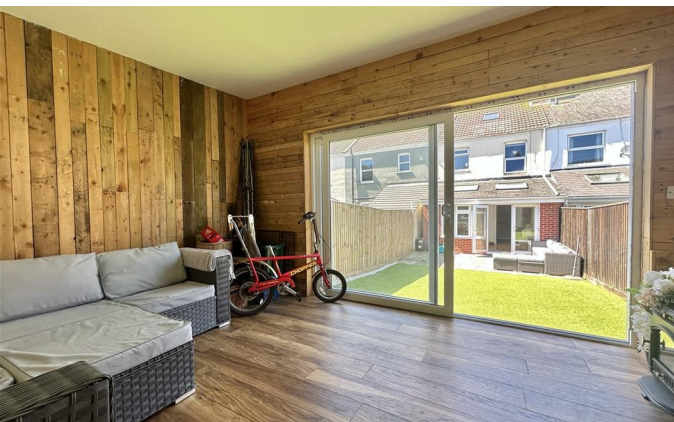


the kitchen space, immaculately finished with sleek white units offering vast storage and preparation space. Within the kitchen is the integrated fridge freezer, washing machine and hob with the sink further enjoying a recently installed hot tap. Opposing the kitchen space is second of the two log burners, another characterful feature warming up the rear of the house, seamlessly flowing into the dining room to create an open space for social living. The dining room overlooks the garden with patio doors opening out for seasonal versatility as either a separate dining space or additional sitting area.

Ascending to the first floor, the initial right is the family shower room. Finished in stylish white tiles brightening the space, the walk-in shower runs across one wall with airing/boiler cupboard adjacent. The toilet and basin are linked via an L-shaped unit with cabinetry for additional storage. Continuing across the first floor, Bedroom Two can be found to the rear of the house, an excellent double room with integrated storage to one side and views over the garden. Neighbouring is Bedroom One, a well proportioned double with box bay window adding to the vast floor space. Bedroom Four completes the first floor, currently arranged as a dressing room but could easily be used as a single room or office.

The attic has been converted with Bedroom Three occupying the entire of the second floor. Dual aspect windows allow for an abundance of light and the room's unique U-shape allows for a double bed and further furnishings with additional eaves storage accessible to the sides.

Externally, the rear garden offers an initial patio area - perfect for garden furniture - leading towards the low maintenance false turf. Beyond, the vendors have implemented a multi-purpose garden room with patio doors



capturing the evening sun. Inside, the wood-clad interior is a utilisable space all-year round with electrics, insulation and fibreglass roof - perfect for a bar, office or garden room. There is additional storage to the rear of the space. Rear access can be found next to the garden room with an additional concrete shed completing the area.

The property sits on a one way road with a variety of nearby amenities and a short stroll to the Abbotsbury Road bus route. Weymouth Town and Harbour is a mere 1.5 miles away with a level walk throughout.

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

Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. 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.

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Externally, the home enjoys low maintenance rear garden with rear access and an excellent garden room as well as off-road parking to the front. The property sits just a short stroll from bus routes as well as varying amenities and can be found approximately 1.5 miles from Weymouth Harbour and Town Centre.





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	

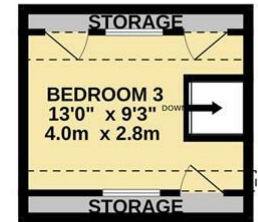
GROUND FLOOR
818 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
156 sq.ft. (14.5 sq.m.) approx.



We value more than your property

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