



Freemantle Road | Littlesea | Weymouth | DT4 9EA

Offers Over £400,000

BEAUMONT  JONES

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Weymouth | DT4 9EA
Offers Over £400,000**

We are delighted to offer a beautifully presented three bedroom detached family home boasting a beautiful landscaped Southerly-Facing rear garden and elevated views over Weymouth and out towards The Fleet situated within the popular Littlesea Estate. The property boasts a generous sized kitchen/diner with a centre island, separate utility room, integral garage, off road parking, stunning four-piece bathroom suite and a spacious living room. Located close to well-regarded schools and local amenities, viewing is highly recommended.

- Three Bedroom Detached Family Home
- Beautifully Presented Throughout
- Generous Sized Kitchen/Diner With A Centre Island & Separate Utility
- Landscaped Southerly-Facing Rear Garden
- Elevated Views Over Weymouth & The Fleet
- Integral Garage & Off Road Parking
- Beautiful Four-Piece Bathroom Suite
- Located Within The Popular Littlesea Estate & Close To Well-Regarded Schools

Full Description

Entrance into this wonderful family home is via an elevated position with a front aspect double glazed composite door leading into a spacious and welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The spacious, bright and airy living room offers an abundance of space boasting a front aspect double glazed window enjoying elevated views over Weymouth. The beautifully designed kitchen/diner creates the hub of the home offering a wide range of eye and base level units with Quarts worktops, centre island with breakfast bar seating and inset NEFF



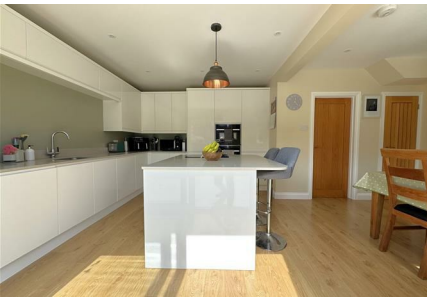
This beautiful family home boasts a landscaped Southerly-Facing rear garden located within the popular Littlesea Estate.



induction hob, NEFF integrated appliances include dishwasher, eye level oven with slide and hide door and a separate microwave oven, Integrated AEG fridge/freezer. Plenty of space for a dining table and chairs, rear aspect double glazed window and a set off rear aspect double glazed sliding patio doors lead out onto the Southerly-Facing garden. The utility is located off the kitchen/diner providing space and plumbing for a washing machine and other kitchen appliances, access into the integral garage, dual aspect double glazed windows and a rear aspect double glazed door leads out onto the garden.



The first floor offers a spacious landing with a side aspect double glazed window, loft access via a hatch and doors lead through to the three bedrooms and beautiful family bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window enjoying elevated views over Weymouth, The Fleet and out towards Hardy Monument. Bedroom two is a further generous sized double overlooking the beautiful landscaped rear garden. Bedroom three is a single with a front aspect double glazed window enjoying elevated views over Weymouth, The Fleet and out towards Hardy Monument. The stunning four-piece bathroom suite includes a double walk-in shower cubicle with a wall mounted mixer shower system, bath tub, vanity wash hand basin with double drawers, low level WC, vertical wall mounted radiator and dual aspect double glazed windows.



Outside benefits a beautifully designed landscaped Southerly-Facing rear garden with a large patio area abutting the property laid to Porcelain tiles and surrounded by raised planted borders. Steps lead up to the remainder of the garden laid to lawn with planted borders and a raised patio area to capture the evening sun. Gated side access. The front offers a front garden laid to lawn with raised





planted borders, this area could be converted into further off road parking. The driveway provides off road parking for one car and a wall mounted Ohme electric car charging pod. The garage has an up and over door, side aspect window, wall mounted gas boiler, power, lighting and access into the utility room.

The property sits within a popular residential road within the Littlesea estate which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth town centre and well-regarded schools area close by.

Rating Authority: - Dorset Council. Council Tax Band D.
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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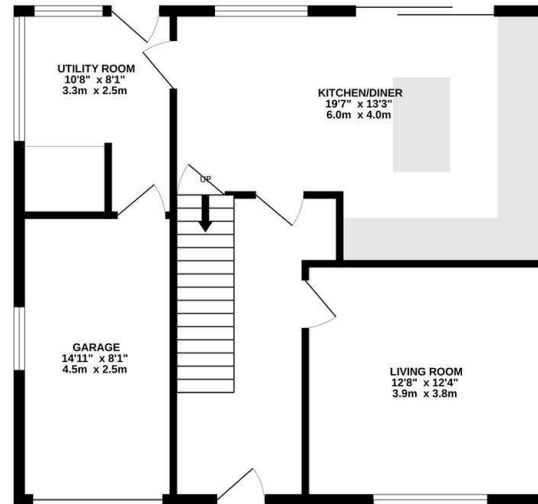
Close to well-regarded schools & local amenities.



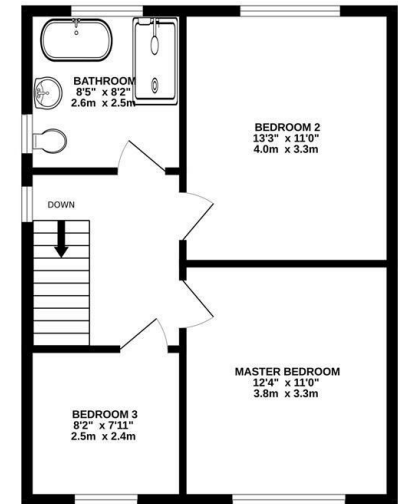


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 70 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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We value more than your property

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