



Whitecross Drive | Rodwell | Weymouth | DT4 9PA

Offers Over £550,000

BEAUMONT  JONES

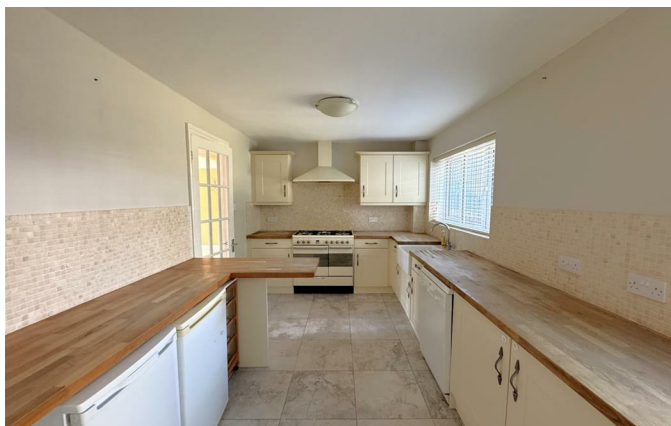
Whitecross Drive | Rodwell Weymouth | DT4 9PA Offers Over £550,000

Offered with no onward chain, we are delighted to offer this well-presented four double bedroom detached family home positioned in a quiet cul-de-sac within the popular development of Whitecross Drive In Rodwell. The property offers a double garage and double off road parking, enclosed rear garden, conservatory, spacious lounge/diner, modern kitchen/breakfast room, downstairs cloakroom, welcoming hall, en-suite bathroom to the master bedroom and a family shower room. The property is located close to well-regarded schools and local amenities making this the perfect family home, viewing is highly advised to be appreciated.

- Four Double Bedroom Detached Family Home
- Double Garage & Double off Road Parking
- Well-Positioned In A quiet Cul-de-Sac Within A Popular Development In Rodwell
- Spacious Lounge/Diner & Kitchen Breakfast Room
- Conservatory
- Well-Presented Throughout
- Enclosed Rear Garden
- Close To Well-Regarded Schools & Local Amenities
- Downstairs Cloakroom, Master En-Suite Bathroom & Family Shower Room
- No Onward Chain

Full Description

Entrance into this wonderful family home is via a front aspect double glazed door leading into a spacious porch with a further double glazed door leading into a warm and welcoming hall. Stairs rise to the first floor, open under stairs storage, meter cupboard, tiled flooring and doors lead through to the ground floor accommodation. The generous sized lounge/diner has been opened creating an abundance of living space and plenty of space for furniture, open working fire set within a beautiful marble hearth and surround, front aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the garden. The spacious and modern kitchen/breakfast room has a range of eye and base level units with wooden worktops,



This well-presented four bedroom detached family home is situated in a quiet cul-de-sac within a popular residential development in Rodwell.



breakfast bar, gas Range cooker with an extractor hood over, Belfast sink, all kitchen appliances are included, tiled flooring, rear aspect double glazed window and a rear aspect double glazed door leads through to the double glazed conservatory. This is a great addition and can be used as a further reception area/garden room overlooking the enclosed garden with dual aspect windows, side aspect door and a set of patio doors all leading out onto the garden. Reverting back to the hall, the cloakroom offers a low level WC, table top sink unit with storage, tiled flooring and a side aspect double glazed window.

The first floor boasts a spacious landing offering a front aspect double glazed window, double built-in airing cupboard, loft access via a hatch and doors lead through to the four double bedrooms and family shower room. The master bedroom is a generous sized double offering plenty of space for a large bed and furniture. Front aspect double glazed window and a door leads through to the en-suite bathroom. This modern suite comprises a panel enclosed bath with shower attachment over, low level WC, vanity wash hand basin, wall mounted towel rail heater, tiled walls and a side aspect double glazed window. Bedroom two is a further double with a rear aspect double glazed window overlooking the garden. Bedroom three is double with a rear aspect double glazed window overlooking the garden. Bedroom four is a double benefitting built-in sliding door wardrobes and a front aspect double glazed window. The modern family shower room consists of a double walk-in shower with a wall mounted shower system, low level WC, vanity wash hand basin, wall mounted towel rail heater, tiled walls and a rear aspect double glazed window.

Outside to the rear boasts a generous sized enclosed garden mainly laid to lawn with a patio area abutting the property and a raised decking area to the left-hand side of the garden. Various planted trees and shrubs, gated side access and a rear aspect double glazed door leads into the double garage.

The double garage has two up and over doors with partial walls separating, rear aspect double glazed door leads out to the garden, rear aspect double glazed window, loft space for storage, power and lighting.



The front garden is laid to lawn with planted shrubs. The driveway provides double off road parking in front of the double garage. The front overlooks the cul-de-sac and open green space.

Located in Rodwell, on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre are a casual walk away. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

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

Services: - Gas central heating. Mains electricity & drainage.

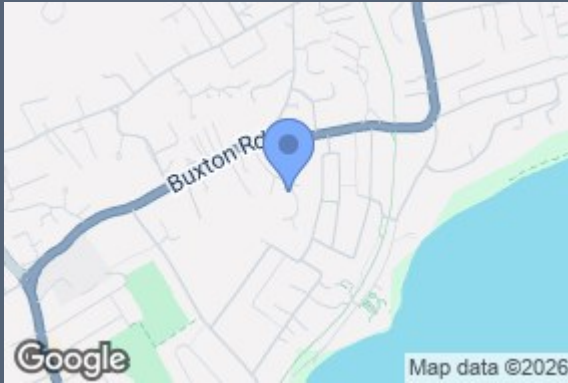
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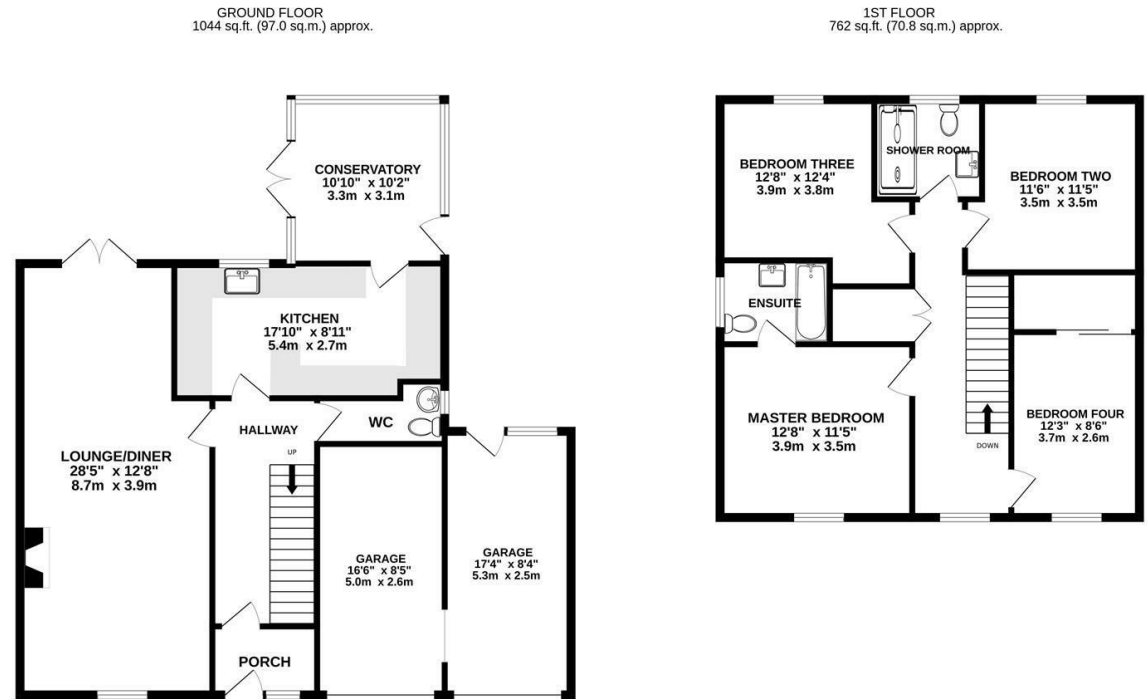


Offered with no onward chain and boasting a double garage and double off road parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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We value more than your property

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