



Sudan Road , Weymouth DT4 9LB

- Three/ Four Bedroom Family Home
 - Desirable Rodwell Location
- Well Presented & Maintained Throughout
 - Two Low-Maintenance Garden Spaces
- Versatile Study Room/ Downstairs Bedroom
- Large, Immaculate Kitchen with Stylish Kitchen Island
 - Driveway AND Garage
- Nearby to Sandsfoot Castle and the Sea
- Coastal Walks & Access Onto Rodwell Trail Nearby
- Generously Proportioned Double Bedrooms in One, Two & Three

£415,000 Freehold





Front of property

A brick paved driveway provides off road parking and leads to an electric up-and-over garage door. The frontage is bordered by mature shrubbery and a low level wall with iron fencing above. Additional features include an external power point, access to the side garden and a recently installed double glazed front door, which sits within an attractive storm porch with a recently tiled porch step.

Entrance Hall

A bright and welcoming entrance hall with a rear aspect double glazed window providing natural light. There are glazed panel doors leading to both the kitchen and living room, stairs rising to the first floor, a tiled entrance area and underfloor heating as well as a wall mounted radiator.

Living Room

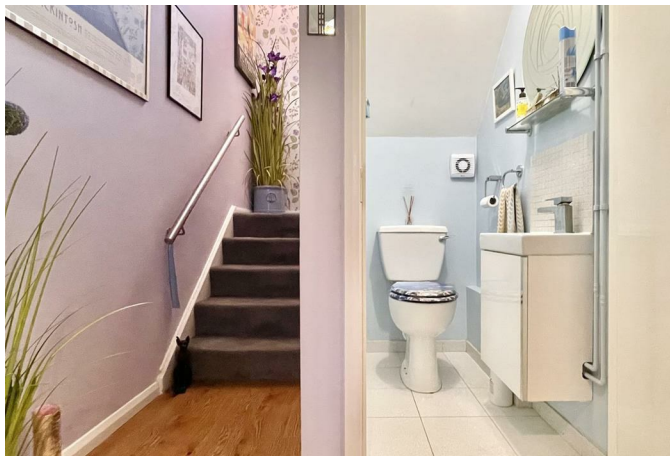
13'9" x 10'5"

A front aspect living room featuring a double glazed bay window, under-floor heating, ceiling coving, a wall-mounted radiator and a glazed panel door to the hallway.

Study / Bedroom Four

10'5" x 6'6"

A versatile side aspect room with a double glazed window, ceiling coving, currently used as a study.



Kitchen

21'11" x 11'1"

A spacious kitchen with ample worktop space and a central island with storage beneath as well as seating space. The kitchen benefits from two side aspect double glazed windows and a large double glazed bay window. A range of eye and base level units are fitted with a stainless steel sink with boiling water mixer tap, water softener, pull-out pantry, integrated dishwasher, Milano seven ring range cooker with extractor above and space for an American style fridge freezer. Additional features include ceiling coving, under-floor heating, spotlights and a door leading to the utility room.

Utility Room

12'5" x 4'7"

A dual aspect utility room with a range of eye and base level units, space and plumbing for white goods, ceiling spotlights and doors providing access to both garden areas.

Downstairs WC

4'7" x 2'11"

Fitted with a low-level WC and hand wash basin with stainless steel mixer tap and tiled splashback.

First Floor Landing

With access to the fully insulated and boarded loft, housing the recently installed boiler, an airing cupboard houses the hot water tank and doors leading to all bedrooms. A rear aspect double glazed window provides natural light to the space.

Bedroom One

13'9" x 10'2"

A large side aspect double bedroom with ceiling coving, double glazed window, wall mounted radiator and a door leading to the en-suite.

En-Suite

8'2" x 5'10"

A generous, fully tiled front aspect en-suite featuring a corner shower with rainfall and handheld attachments, heated towel rail, low level WC and hand wash basin with stainless steel mixer tap and built in storage. An obscured double glazed window provides natural light.

Bedroom Two

11'1" x 10'9"

A dual aspect double bedroom with two double glazed windows, ceiling coving and a wall mounted radiator.

Bedroom Three

11'1" x 10'9"

A side aspect double bedroom with a double glazed window, wall mounted radiator and space for wardrobes.

Family Bathroom

8'6" x 6'10"

An immaculately presented, fully tiled front aspect family bathroom with an obscured double glazed window, ceiling spotlights, bath with shower attachment, heated towel rail, low-level WC and hand wash basin with stainless steel mixer tap and storage.

Rear Garden

A fully paved private garden, enclosed by walls and fencing, currently arranged with seating for up to six. Features include access to both the garage and utility room.

Rear / Side Garden

A patioed garden area which enjoys plenty of sun. Enclosed by fencing, with an outside tap, low level brick built planters and an opening providing access to the front driveway.

Garage

A large garage with an electric up-and-over door and a further door providing access to the rear garden. The garage is equipped with power, lighting and a water supply and offers potential for use as additional parking, workshop, home office or garden room.

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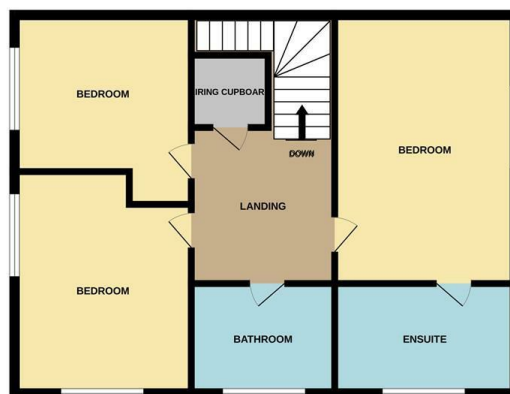


Local Authority
Council Tax Band D
EPC Rating C

GROUND FLOOR



1ST FLOOR



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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