



Clarence Road | Littlesea | Weymouth | DT4 9EE

£375,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a three bedroom detached family home with a level South-Westerly facing rear garden located within the popular Littlesea Estate in Lanehouse. This property has great potential for updating and scope for extensions STPP. The property boasts a driveway and a car port providing off road parking for up to two/three vehicles, spacious and welcoming hall, two generous sized reception rooms, extended kitchen, downstairs cloakroom, modern shower room with a separate WC, far reaching Fleet views and views over rolling countryside. This would make an excellent family home located close to well-regarded schools and local amenities. Viewing is highly recommended.

- Three Bedroom Detached Family Home
- Two Reception Rooms
- Downstairs Cloakroom & Modern Shower Room With A Separate WC
- Great Potential For Updating & Scope For Extensions STPP
- Close To Well-Regarded Schools & Local Amenities
- Level South-Westerly Facing Rear Garden
- Extended Kitchen
- Off Road Parking Plus A Car Port
- Offered With No Onward Chain
- Located Within A Popular Residential Area In Lanehouse

Full Description

Entrance to this fantastic family home is via a front aspect double glazed composite door leading into a double glazed porch with dual aspect windows and a double glazed door leads into a warm and welcoming hall. Stairs rise to the first floor, built-in storage cupboards and under stairs storage, doors lead through to the ground floor accommodation. The generous sized front reception is currently being used as a dining room boasting dual aspect double glazed windows, feature fireplace and plenty of space for furniture. The second reception room is located at the rear of the property adjacent to the dining room overlooking the South-Westerly



Located within the popular Littlesea estate offered with no onward chain.



facing garden with a set of rear aspect double glazed patio doors, side aspect double glazed window and a wall mounted gas fire. The generous sized kitchen has been extended creating a good amount of space and a range of eye and base level units with work surfaces over, space and plumbing for kitchen appliances, dual aspect double glazed windows, wall mount gas boiler (approx. 4 years old) and a wooden bi-fold door leads through to the side lobby with a side aspect double glazed door leading out onto the garden and a door leads through to the cloakroom with a low level WC and a front aspect double glazed window.

The first floor offers a spacious landing with a side aspect double glazed window, loft access via a hatch with great scope to convert STPP and doors lead through to the three bedrooms, shower room and separate WC. The master bedroom is a generous sized double boasting dual aspect double glazed windows with the rear aspect enjoying far reaching views out towards The Fleet. Bedroom two is a further generous sized double offering a front aspect double glazed window enjoying far reaching views over rolling countryside, built-in wardrobe and storage above. Bedroom three is a single with a front aspect double glazed window. The modern shower room has a double shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, wall mounted towel rail heater, partially tiled walls and a rear aspect double glazed window. The separate WC has a low level WC and a side aspect double glazed window.

Outside boasts a level South-Westerly facing rear garden mainly laid to lawn with a patio area abutting the property and an area laid to shingle with a shed and greenhouse. Various planted shrubs and gated side access. The front garden is laid to lawn with planted shrubs and the driveway is laid to gravel plus a car port.



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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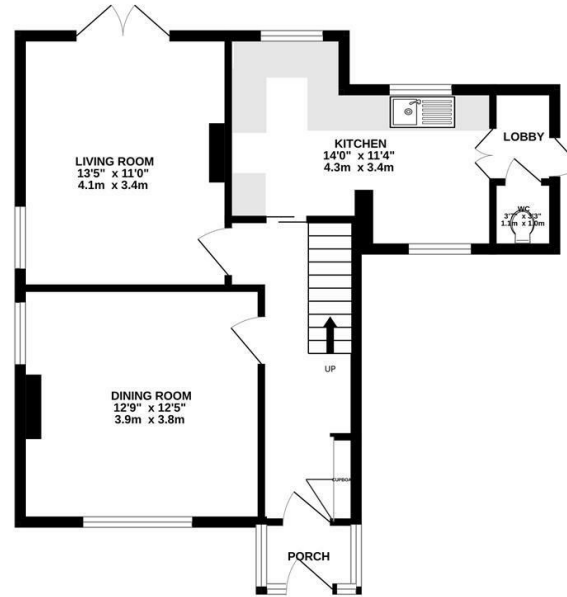
Great Potential For
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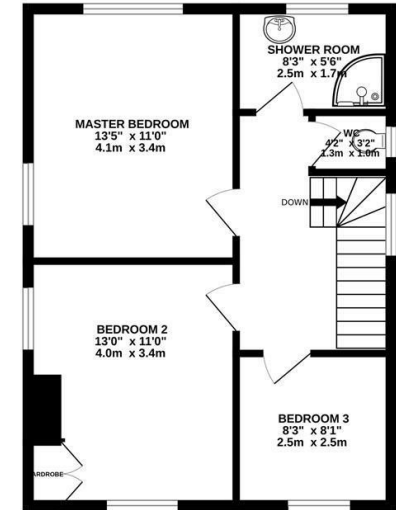


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	81

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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