



Dorchester Road | Redlands | Weymouth | DT3 5AX

**Offers Over £475,000**

BEAUMONT  JONES

## Dorchester Road | Redlands Weymouth | DT3 5AX Offers Over £475,000

We are delighted to offer a substantial four bedroom extended detached dorma bungalow occupying a generous sized and level plot within the popular location of Redlands, just moments away from local amenities, supermarkets, well-regarded schools and a regular bus service to Weymouth & Dorchester. The property boasts a larger than average detached garage, large frontage creating off road parking for several vehicles, three bedrooms on the ground floor with the master bedroom being on the first floor with en-suite shower room, downstairs bathroom with separate WC, bay-fronted living room, generous sized kitchen/diner, conservatory, utility room, owned solar panels and a well-stocked enclosed rear garden. The property requires some internal modernisation and viewing is highly recommended to be appreciated.

- Substantial Four Bedroom Extended Detached Dorma Bungalow
- Occupying a Generous Sized Plot
- Off Road Parking For Several Vehicles & Larger Than Average Detached Garage
- Well-Stocked Enclosed Level Rear Garden
- En-Suite Shower Room To The Master Bedroom Plus Main Bathroom on The Ground Floor
- Generous Sized Kitchen/Diner Plus Utility Room
- Conservatory Overlooking The Rear Garden
- Located Within Redlands
- In Need of Some Internal Modernisation
- Owned Solar Panels

### Full Description

Entrance into the property is via a side aspect double glazed door leading into a spacious porch with dual aspect double glazed windows, wall lighting and tiled flooring. A double glazed door leads into a spacious and welcoming hall with stairs rising to the first floor, exposed floorboards, built-in under stair storage cupboards and doors lead through to the ground floor accommodation. The living room is a generous size boasting a front aspect double glazed bay window and an electric fire set within a beautiful marble hearth and surround. The spacious kitchen/diner has a range of eye and base level units with work surfaces over, double integral oven with inset four ring gas hob and extractor hood over, space for a fridge/freezer, plenty of



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space for a large dining table and chairs, exposed floorboards, dual aspect double glazed windows and a beautiful internal stained glass window. A set of rear aspect double glazed French doors leads into a double glazed conservatory overlooking the rear garden with dual aspect windows, power points and a set of side aspect double glazed doors lead out onto the level garden. Reverting back to the hallway there is access into the generous sized utility room boasting eye and base level units with work surfaces over, sink unit, space and plumbing for a washing machine, tumble dryer and under counter fridge or freezer, wall mounted gas boiler, side aspect double glazed window and exposed floorboards.

There's three bedrooms to the ground floor, bedroom two is a generous sized double with fitted wardrobes with storage above and a side aspect double glazed window. Bedroom three is a further double with with storage units within the alcove and a side aspect double glazed window. Bedroom four is a well-proportioned single with a front aspect double glazed window and a built-in wardrobe with storage above. The separate WC has a rear aspect double glazed window, WC with a concealed cistern, wall mounted corner wash hand basin and tiled flooring. The main bathroom is adjacent to the cloakroom offering a suite including a panel enclosed bath with a wall mounted shower system over, wash hand basin, rear aspect double glazed window and exposed floorboards.

The first floor offers a landing area with a rear aspect skylight, fitted wardrobes and large built-in storage into the eaves. A door leads through to the master bedroom offering a generous sized double with fitted wardrobes, front aspect double glazed Dorma window and a door leads through to the en-suite. The suite comprises a shower cubicle with a wall mounted shower system, WC with a concealed cistern, vanity wash hand basin, wall mounted towel rail heater and a side aspect double glazed window.

Outside benefits a we;;-stocked level rear garden laid to shingle and patio with various planted shrubs. There is a large side garden area laid to shingle and patio with planted shrubs and a garden shed. Double wooden gates provide side access leading



out onto the driveway and access to the garage. The detached larger than average garage has an up and over door with power, lighting and a side aspect double glazed window. The front offers an abundance of space providing off road parking for several vehicles with a grass area and planted trees providing privacy from the road.

The property is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band E. Services: - Gas central heating. Mains 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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



The property occupies a generous sized plot with a large frontage providing off road parking for several vehicles and a larger than average detached garage.

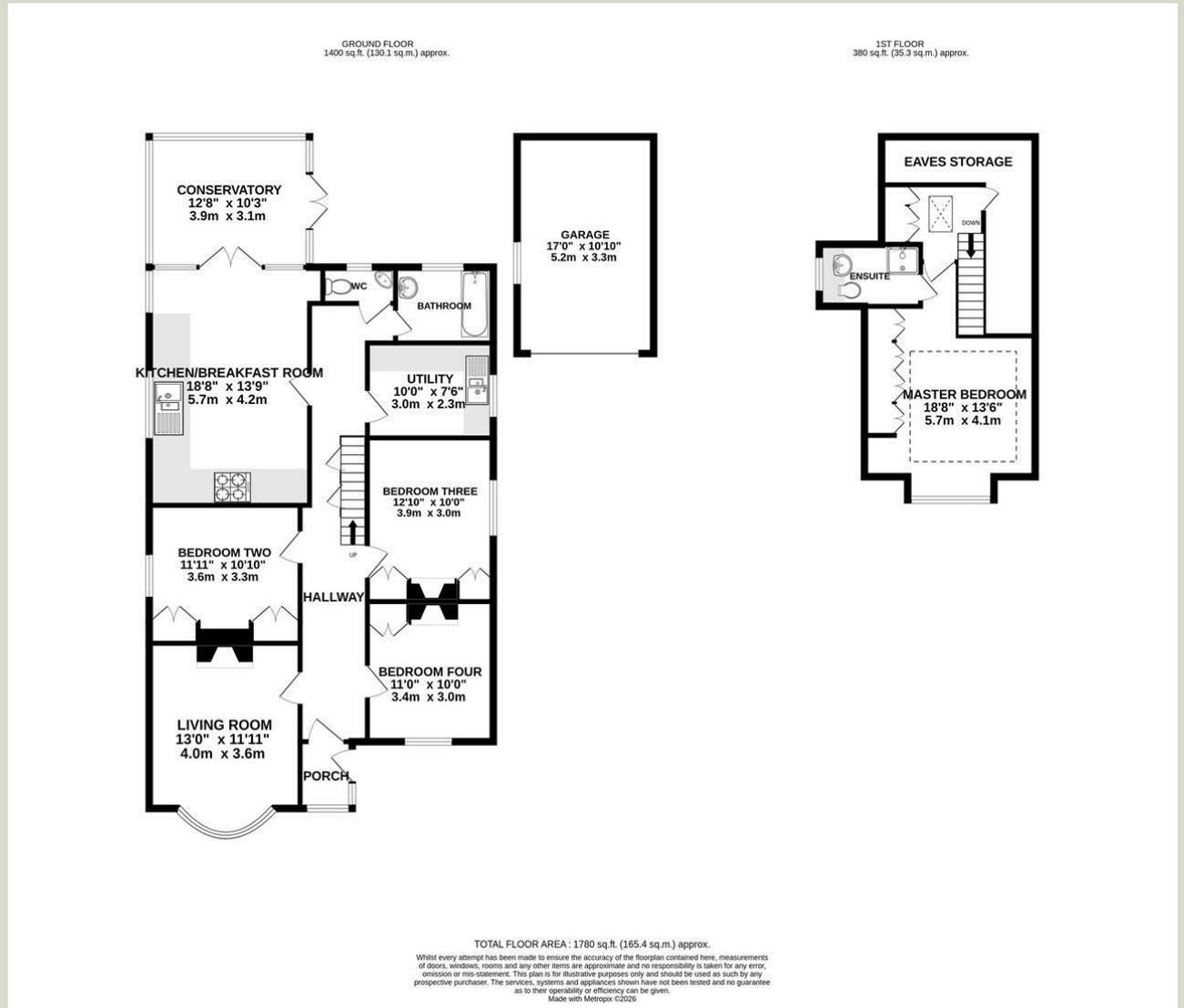




### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

*We value more than your property*



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