

DIRECT



MOVES



Larkspur Close Weymouth DT4 7UB

- Exceptional house in Lodmoor
- Own driveway for one vehicle
- Fully fitted kitchen with dining space
- Attractive conservatory overlooking garden
 - Pedestrian rear access
- Immaculately presented throughout
 - Two double bedrooms
- Gorgeous bathroom with bath and shower
- Well maintained low maintenance garden
 - No chain. Priced to sell.

Offers Over £245,000 Freehold





Entrance Hallway

Welcoming entrance hallway with original dado rails and ceiling coving, with stairs leading to the first floor. A glazed panel door opens into the living room.

Living Room

14'9" x 13'1"

Front aspect living space featuring a bay-style double glazed window, dado rails, and ceiling coving. Cleverly designed under-stairs storage and shelving make excellent use of space. Includes a wall-mounted radiator and provides seamless access into the kitchen.



Kitchen

8'6" x 12'5"

A well-equipped, rear aspect kitchen with tiled flooring, a range of eye and base level units, and an integrated stainless steel sink with drainer and mixer tap. Includes space for white goods and a freestanding oven with extractor fan above. Double glazed window and sliding doors lead to the conservatory.

Conservatory

A bright and spacious triple aspect conservatory with double glazed panels throughout. Sliding doors provide access to both the kitchen/diner and the rear garden, making this an ideal entertaining space.

Rear Garden

A fully enclosed rear garden with wooden gate offering rear access. The garden is divided into distinct zones including a lawned area, patio, and concrete space. A charming 36 [verify: perhaps a typo or unit missing] area sits at the rear alongside a wooden storage shed. Double glazed sliding doors open into the conservatory.

First Floor Landing

Featuring dado rails, loft access via hatch, and an airing cupboard housing the Vaillant combination boiler (approx. 4–5 years old). Provides access to both bedrooms and the bathroom.

Bedroom One

11'9" x 9'10"

A spacious front aspect double bedroom with double glazed window, built-in wardrobes offering hanging and shelf storage, dado rails, ceiling coving, and a wall-mounted radiator.

Bedroom Two

11'9" x 6'6"

A rear aspect bedroom overlooking the garden, with double glazed window, wall-mounted radiator, ceiling coving, and dado rails.

Bathroom

8'2" x 5'6"

Fully tiled, rear aspect bathroom with an obscured double glazed window. Features a wall-to-wall bathtub with stainless steel mixer tap, handheld and rainfall shower attachments, a hand wash basin with integrated storage, and a heated towel rail.

Loft

Fully boarded and insulated, ideal for storage.

Disclaimer

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Local Authority
Council Tax Band **B**
EPC Rating **C**



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