



Southfield Avenue | Lodmoor | Weymouth | DT4 7QN

Offers Over £450,000

BEAUMONT  JONES

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Offers Over £450,000**

Offered with no onward chain, we are delighted to offer an immaculate and extended three double bedroom detached family home within the sought after location of Lodmoor. The property offers a Westerly-Facing enclosed rear garden, beautiful & spacious open-plan Living area with a roof lantern and modern kitchen with a bifold bar window, a second living room, elevated views over towards Radipole Lake, downstairs cloakroom, en-suite to the master bedroom plus family bathroom and a driveway providing off road parking for up to three vehicles. Viewing is highly recommended to be appreciated.

- Extended Three Bedroom Detached House
- Beautiful Enclosed Westerly Facing Rear Garden
- Open-plan Living/Dining/Kitchen With Roof Lantern
- En-Suite to Master Bedroom
- Driveway Providing off Road Parking For Up To Three Vehicles
- Lodmoor Location
- Offered With No Onward Chain
- Immaculately Presented Throughout
- Downstairs Cloakroom
- Great School Catchment

Full Description

Built in 1927 this beautiful home offers an abundance of living space throughout. The elevated position offers stunning views over towards Radipole Lake Nature Reserve where the sun sets throughout the year. The property has undergone extensive works throughout offering a beautiful open-plan living area including a kitchen, lounge & dining area with a roof lantern. There is an ensuite to the master bedroom and a large secondary living room, which could also be used as a further bedroom. Viewing of this property is highly recommended and is offered with no forward chain.

Entrance into the property is via a front aspect double glazed composite door leading into a generous sized hallway offering a side aspect double glazed window, stairs rise to the first floor,

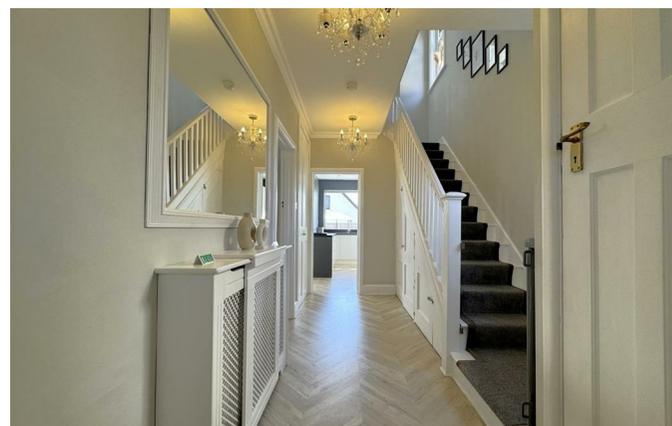


This beautiful and extended bay-fronted detached family home is located within the sought after location of Lodmoor



built-in under stair utility cupboard offering space and plumbing for a washing machine and tumble dryer, built in cloaks cupboard and a wall mounted radiator. Doors off the hallway lead through to all main principal rooms. The cloakroom offers a front aspect double glazed window, vanity wash hand basin and a low level WC. The secondary living room is a generous size offering a front aspect double glazed bay window, feature fireplace and a wall mounted radiator. The open-plan living area is the hub of the house offering a modern and contemporary entertaining area. The kitchen has a unique rear aspect double glazed bi-foldable window opening onto an external bar area, eye and base level units and drawers with work surfaces over, integral microwave oven, integral electric oven, inset induction hob with integrated extractor fan over, integrated fridge/freezer, integrated dishwasher, stainless steel sink unit with drainer, breakfast bar and inset ceiling spotlights. The living room offers a feature fireplace, wall mounted radiator and inset ceiling spotlights. The dining area offers a beautiful roof lantern with the latest customisable recessed lighting running the perimeter, inset ceiling spotlights, rear aspect double glazed patio doors leading out onto the garden and dual aspect double glazed windows allowing lots of natural light to flood through.

The first floor offers a generous sized landing with a side aspect double glazed window, built in airing cupboard and loft access via a hatch with a pull-down ladder. The loft area is very spacious, due to its gable roof design, with potential to create a further bedroom, ensuite and roof terrace, maximising the views. Doors off the landing lead to three double bedrooms and bathroom. Bedroom one is a large double with a front aspect double glazed bay window, feature fireplace, two built in wardrobes, wall mounted radiator and a door leading into the en-suite. The en-suite offers a front aspect double glazed window, a modern suite comprising a shower cubicle with a wall mounted mixer shower system, concealed WC, vanity wash hand basin, underfloor heating, tiled floor to ceiling, inset ceiling spotlights, extractor fan and a shaver power point. Bedroom two is a good sized double with a rear aspect double glazed window offering elevated views over towards Radipole Lake Nature Reserve, built in wardrobe with a storage cupboard above, feature fireplace and a wall mounted radiator. Bedroom three is another double room offering a rear aspect double glazed window, which fully opens to enjoying elevated views over towards Radipole Lake Nature Reserve, built in storage cupboard/wardrobe and a wall mounted radiator. The main bathroom has a modern suite comprising an L-Shaped panel enclosed bath with a wall mounted mixer shower system over,



vanity wash hand basin, low level WC, underfloor heating, extractor fan, inset ceiling spotlights and a shaver power point.

Outside offers a sunny Westerly facing rear garden, a beautiful large modern porcelain tiled patio area abutting the property with the remainder of the garden being laid to artificial grass. Bar area connecting the inside and outside of the property through the kitchen bifold window, perfect for entertaining. Fully fence enclosed with gated side access, external power point and water supply. The front of the property offers an attractive driveway providing off road parking for up to 3 cars, modern shed & bin storage, entrance lighting, water supply and a planted border.

The property sits within a popular quiet residential road within Lodmoor which is ideally situated moments away from St. John's Primary School. Radipole Primary and Wey Valley Academy are also within the catchment area. Local amenities are within walking distance at Lodmoor Hill, including a doctor's surgery, supermarkets, Weymouth town centre & train station, Lodmoor Country Park, and Greenhill beach. There is a regular bus service close by serving Weymouth & Dorchester.

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



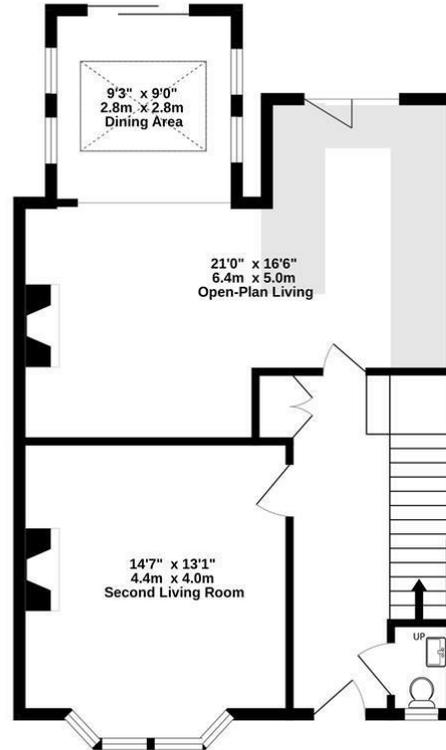
The property boasts beautiful views over towards Radipole Lake and boasts a Westerly-Facing rear garden.



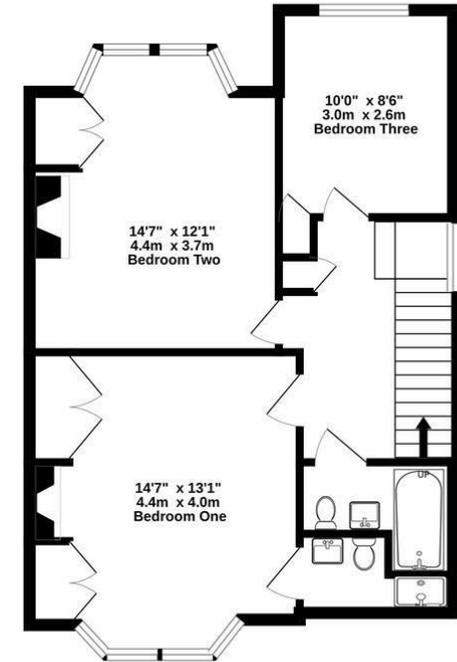


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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