

Avenue Road | Weymouth | Dorset | DT4 7JJ

£360,000

BEAUMONT JONES

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We are delighted to offer a beautifully modernised four bedroom period terraced house within walking distance of the town centre and beach. This beautiful property boasts a spacious living room, generous sized dining room, modern fitted kitchen/breakfast room, separate utility, downstairs cloakroom, en-suite shower room to the master bedroom, stunning four piece family bathroom and an enclosed low maintenance South-Facing rear garden. This property must be viewed to be appreciated.

- Extensively Renovated Throughout
- Spacious Accommodation Spanning Three Levels
- Stunning Open Plan Kitchen/Breakfast Room with Separate Utility
- Enclosed Southerly Facing Low Maintenance Rear Garden
- Beautiful Four Piece Bathroom Suite and En-Suite to Master
- Walking Distance to The Town Centre & Beach
- Offered With No Forward Chain
- Perfect First Time Buy/ Family Home

Full Description

Entrance to this well-presented family home is via a front aspect double glazed door leading into a spacious storm porch. A wooden glazed door opens into a warm and welcoming entrance hall, with LVT flooring flowing throughout the ground floor accommodation. The hall also offers stairs rising to the first floor, two understairs storage cupboards, and doors leading to the living room and further ground floor accommodation. The spacious living room benefits from two front aspect double glazed windows, a beautiful feature fireplace, and plenty of space for furniture. Sliding doors open into the dining room, creating an even greater sense of space within this gorgeous room. The dining room is generously sized and provides ample space for a







This beautiful period home offers an abundance of living space throughout and an attractive South-Facing rear garden.











large dining table and chairs. A further feature fireplace adds character, while double wooden doors open into the kitchen, creating an open-plan feel while retaining separate living areas. The modern fitted kitchen comprises a range of eye and base level units with solid oak work surfaces over. Integral appliances include an eye-level double oven, dishwasher, fridge freezer, microwave, and bin cupboard. There is also a Neff inset four-ring gas hob with extractor fan above, a ceramic sink with Quooker tap, and a fixed breakfast bar with space for seating. An abundance of natural light floods this stunning room through two rear aspect double glazed windows and an electrically operated double glazed Velux window. A panelled feature area creates the perfect seating space, while a door leads through to the utility room. The utility room offers additional base level units with a further sink, integral washing machine, and tumble dryer. A side aspect double glazed window and door provide access to the rear garden, while a further door opens into the cloakroom. The cloakroom comprises a low level WC, wash hand basin, side aspect double glazed window, and a wall-mounted combination boiler.

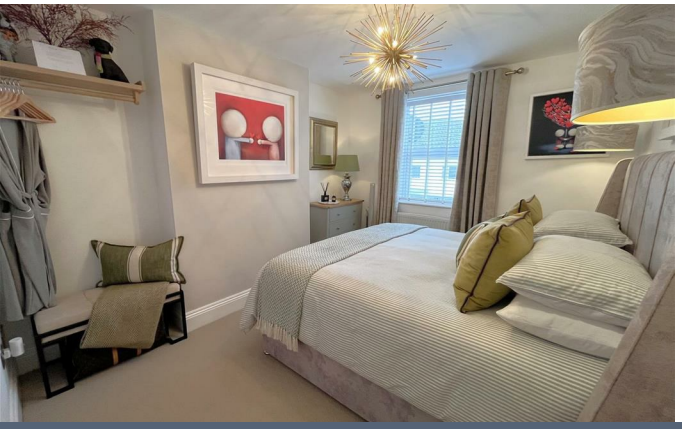
The first floor offers a split-level landing, with a further staircase rising to the principal bedroom. Doors from the main landing lead to three bedrooms and the family bathroom. Bedroom Two is a generous double room with two front aspect double glazed windows and a wall-mounted radiator. Bedroom Three is a further double bedroom with a rear aspect double glazed window and wall-mounted radiator. Bedroom Four is a single room, currently arranged as a walk-in wardrobe with open storage throughout and a front aspect double glazed window. The modern family bathroom features a four-piece suite comprising a large walk-in shower with wall-mounted mixer shower system, a panel-enclosed bath, low level WC, floating wash hand basin, and a wall-mounted heated towel rail. The room is further enhanced by herringbone flooring, dual aspect opaque double glazed windows, and part tiled walls.

The principal bedroom occupies the top floor and is currently arranged as a spacious home office, with useful built-in eaves storage. This generously sized room offers ample space for bedroom furniture, a rear aspect double glazed window, a











wall-mounted radiator, and a door leading to the en-suite. The en-suite comprises a walk-in shower cubicle with wall-mounted power shower, low level WC, wash hand basin, and a rear aspect double glazed window.

Outside, the property benefits from an enclosed, low-maintenance, south-facing rear garden. Predominantly laid to patio, it provides the perfect space for outdoor dining and entertaining, with planted borders, stylish wooden panel fencing, and a raised patio area suitable for a large shed.

The property is ideally situated within a short stroll of the town centre and beach. A range of local amenities are just moments away, including a chemist, dentist, and convenience store. Greenhill Gardens is also nearby, and there is a regular bus service providing easy access to Dorchester.

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

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.

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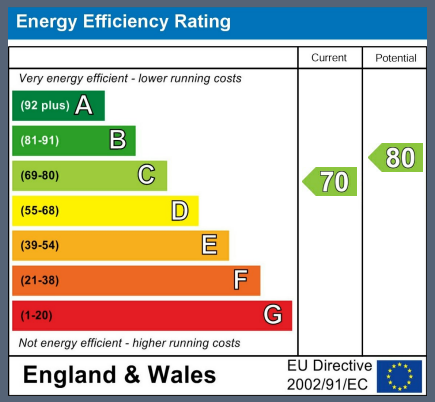
Offered for sale with no forward chain.













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We value more than your property