

Dorchester Road | Broadwey | Weymouth | DT3 5BS

BEAUMONT JONES

Guide Price £450,000

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Step inside this spacious detached home in Broadwey which has been thoughtfully extended to offer versatile and adaptable living accommodation. The property provides three/four bedrooms, including a generous loft room with roof terrace enjoying attractive countryside views, alongside flexible ground-floor living spaces and an extended kitchen. Further benefits include off-road parking for three vehicles, a low-maintenance rear garden and a recently refurbished bathroom, making this an excellent opportunity to acquire a truly wonderful next home.

- Spacious Three Bedroom Property
- Off Road Parking
- Countryside Views
- Option For Fourth Bedroom
- Moments From Lorton Meadows
- Extended Detached Home
- Roof Terrace/Balcony
- Versatile Living Accommodation
- Immaculately Presented
- Edge of Broadwey with Nearby Amenities

Full Description

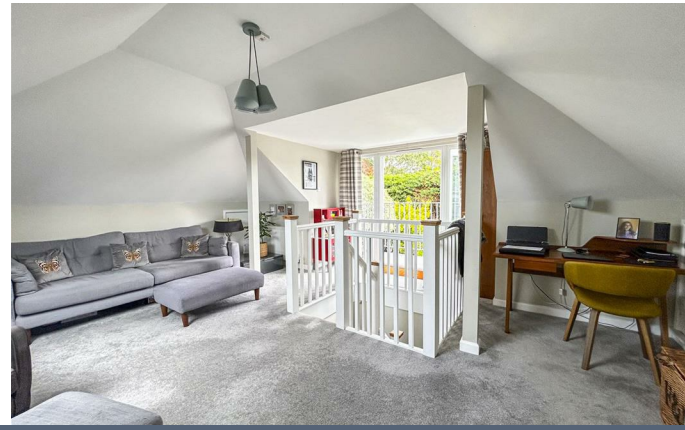
Located off Dorchester Road, just inside Broadwey whilst boarding the tail end of Redlands, the property is set back with parking for three cars fronting the home. With elevated positioning, stairs further rise to a lawned front garden and adjacent entrance area/side access.

The front door, to the right, accesses directly into a spacious hallway. Inside, the vast ground floor offers exceptional versatility throughout with four versatile receptions/bedrooms, a kitchen and bathroom.

Thoughtfully extended, the kitchen is relatively spacious and







Extremely versatile throughout via thoughtfully extended accommodation. Private rear gardens with modern pergola and wrap-around style garden to the side access. Elevated positioning allowing for countryside views despite amenities at just a short stroll.











enjoys units to two sides, two windows and a rear door to the garden. Tiled flooring sits between contemporary eye and base level units which further offer an abundance of storage and preparation space. Within the kitchen is a 4-ring gas hob, electric oven and hob with sink opposite by the two windows; The extension provides ample floor space for additional dining space, freestanding fridge freezer or even a potential breakfast bar.

Opposite is Bedroom Three/Reception Two. An example of the home's flexibility, the room retains ample proportions to be a bedroom but is currently arranged as an additional sitting room with feature fireplace (which could potentially be re-opened) and views over Old Broadwey. Neigbouring is the smallest of the downstairs rooms, currently arranged as a dining room, with potential as a study or fourth bedroom and similar views.

Bedrooms One and Two sit at the end of the hall, both excellent double rooms. Bedroom One is the largest of the downstairs room and could be an excellent sitting room should the new owners wish to re-arrange the layout, with proportions suited to an array of furniture and further countryside views. Bedroom Two is easily a double and overlooks the rear garden.

Conveniently located in the heart of the home, the bathroom completes the downstairs accommodation. Refurbished in 2023, the room benefits beautiful fitted units in a sleek contemporary style alongside modern shower screen and rear windows; The space is completed by a bath with overhead shower, basin and toilet.

Stairs rise to a loft conversion, a staple of the home. The space is extremely vast with a dual aspect and exemplary floor space, suitable as either a family room or main bedroom, if preferred. The westerly velux provides an abundance of evening light and enviable countryside views with patio doors opposite leading to a roof terrace/balcony overlooking the stunning garden. The addition of the roof terrace offers a seamless blend between the internal and external accommodation, especially for those warmer months. The current vendors replaced the fiberglass for the balcony just a year ago.











Externally, the property retains a deceptively spacious rear garden, wrapping around the side of the home and continuing to the side access. The initial area is laid to patio with the remainder set with a blend of lawned area and shingle. To the heart of the garden sits a contemporary steel pergola with decking, utilising the elevated aspect to provide a sunny, peaceful retreat. Two sheds complete the space in the corner for additional external storage.

The home's convenient location sits directly on the bus route from Dorchester through to Weymouth town centre as well as sitting amongst a range of nearby amenities and schools, too. Amenities nearby include the BP Garage, Sainsbury's, Morrison's and all the shops encompassed within the modern business park on Souter Way, just a five minute drive away.

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

Services: Mains electric, gas & drainage.

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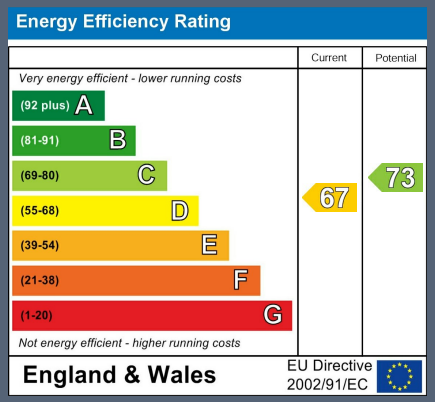
Off Road Parking for at least three vehicles.
Three/Four Bedrooms inside, Loft Room and Modern Kitchen.





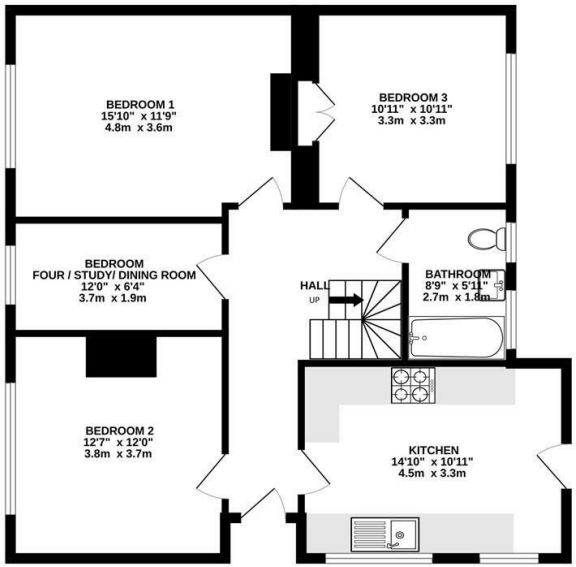




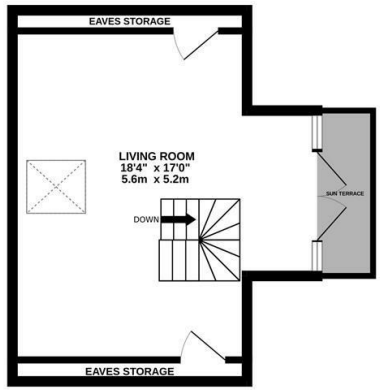


We value more than your property

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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