



Warren Close | Weymouth | Dorset | DT4 0SH

Offers Over £375,000

BEAUMONT  JONES

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Dorset | DT4 0SH
Offers Over £375,000**

We are delighted to bring to the market this spacious detached three bedroom house. This property would make a perfect family home with an abundance of potential. Offered with no forward chain this property must be viewed.

- No Onward Chain
- Quiet Cul-De-Sac Location
- Three Generous Bedrooms
- Flat Versatile Plot
- Walking Distance To Amenities
- Large Detached Home
- Open Plan Kitchen Living Dining
- Off Road Parking For Five Plus Vehicles
- Pre Planning Application Approved In Principle
- Perfect Opportunity To Extend and Modernize

Full Description

Entrance into this large detached family home is via the sunny vestibule. The vestibule is spacious enough to have seating and storage. A door leads in the entrance hall with stairs and doors leading to all other rooms. The sitting room is light and airy with a large front aspect window that allows natural light to flood in. The electric fireplace is the focal point of this room and makes this room warm and inviting. Returning to the entrance hall, a door leads to the Kitchen, Dining room and family room, together with access to further rooms. The fitted kitchen comprises a range of eye and base level units with work surfaces over, space for a cooker with a



This large detached family home offers plenty of space and potential throughout.



fitted extractor hood over, space for a fridge/freezer and a rear aspect double glazed window. Via neatly sliding double doors, the dining room is the heart of the house sitting between the kitchen and the family room. The family room is spacious and open with dual aspect double glazed windows over looking the rear garden. Sliding patio doors allow you to create a seamless indoor/outdoor flow.

Returning to the entrance hall, stairs lead to all bedrooms and the family bathroom. Bedroom one is a generous double with a front facing double glazed window and large mirrored fitted wardrobes. Bedroom two is also a generous double with a rear aspect double glazed window and bedroom three is a spacious single with front facing double glazed window and built in over stairs storage that houses the boiler and shelving for linens. The family bathroom has a neutral suite comprising a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin wall mounted towel rail heater, tiled walls and a rear aspect double glazed window. The landing houses an airing cupboard which offers further storage for linens.

Outside offers a large mature rear garden mainly laid to lawn with a large wooden framed workshop that has a sturdy concrete base. A greenhouse is offered with this versatile rear garden and mature raised beds with shrubbery and flowers. The front offers a block paved and concrete driveway providing off road parking for five plus vehicles and offers a further lawned area that has established shrubs and monkey puzzle tree.

The property is situated in Lanehouse which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth.



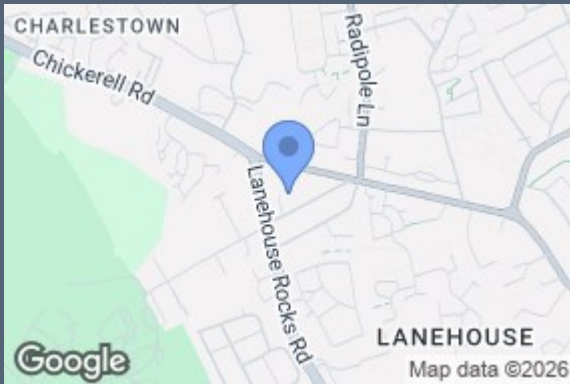
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

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. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



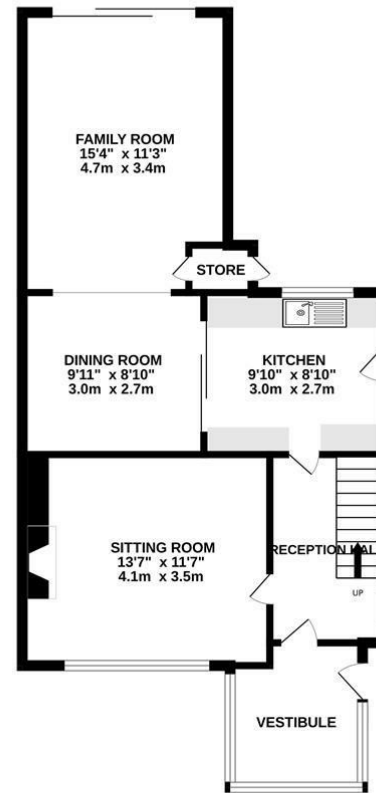
Considerably generous parking at the front does not detract from the level and versatile rear garden.



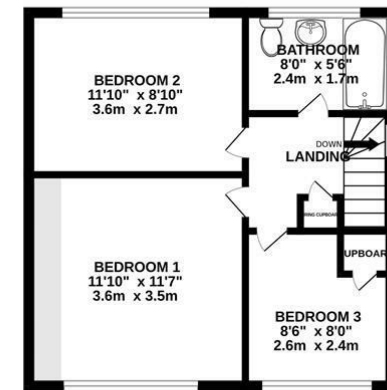


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk