



Dorchester Road | Redlands | Weymouth | DT3 5AW

Guide Price £470,000

BEAUMONT  JONES

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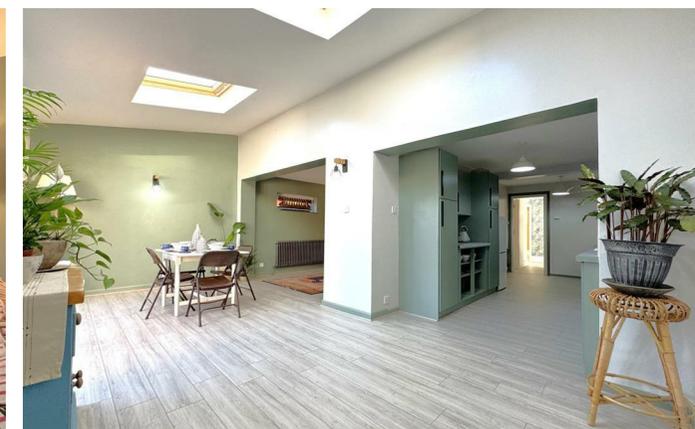
This attractive and substantial four double bedroom detached family home is located in the family friendly and popular area of Redlands. Having been extended to the rear and beautifully presented through-out, this house offers excellent access to well-regarded local schools and easy access to local amenities. The accommodation includes; sitting room, separate dining room which could also be used as a home office/child's playroom, kitchen opening into the spacious family friendly dining area leading to an inviting snug, separate utility room, four double bedrooms on the first floor accessed by the attractive galleried landing and two modern bathrooms. There is a private, enclosed generous sized garden to the rear and block paved driveway offering parking for several cars to the front of the house.

- Substantial Extended Detached Family Home
- Beautifully Presented Through-out with some Recent Renovations
- Three Reception Rooms (Including Family Friendly Dining/Snug Area)
- Four Double Bedrooms (Two Full Bathrooms)
- Large Private & Enclosed Rear Garden
- Walking Distance to both Radipole Primary School & The Wey Valley Academy

Full Description

Accommodation

Entrance to this lovely family home is via the front door opening into a welcoming hallway, with further side door onto the side access, stairs with useful storage underneath and doors opening to following accommodation. The sitting room is an inviting room with front aspect shallow bay window and focal fireplace. The second reception room, with further front aspect window and focal fireplace would make an excellent formal dining room or, due to the extension to the rear, would also make an excellent home office or child's playroom. The kitchen opens up and flows round beautifully into a open-plan family friendly dining area and



Substantial four double bedroom family home occupying a lovely sized plot



snug. The kitchen has a side aspect window and plenty of wall and base units for storage, there is a newly fitted one and half bowl ceramic sink and drainer, space for a large Range style oven and fridge/freezer. The dining area is a generous size with plenty of light from the dual Velux windows and patio doors providing access and views over the rear garden. There is plenty of space for a large dining table and further furniture in the area. The inviting snug would make a lovely evening retreat with a side aspect window and space for comfortable furniture.

To the rear of extension is a doorway opening into a bathroom with side aspect window and full modern suite including, bath, separate large shower cubicle, low level WC and pedestal wash hand basin, this give you a useful secondary bathroom and downstairs cloakroom facilities. A further door opens into the utility room with space and plumbing for utilities and a further door opening into the garden.

Stairs rise to the first floor with a side aspect window providing light onto the attractive galleried landing. There is access to a generous sized airing cupboard and the remainder of the accommodation. The master bedroom is a lovely sized double bedroom with both front and side aspect windows offering a pleasant outlook, focal fireplace and plenty of space for furniture. Bedroom two is another excellent sized double bedroom with front aspect window. Bedroom three is a further double sized bedroom with rear aspect window offering views over the rear garden. Bedroom four is also a double bedroom with similar open aspect to the rear. The family bathroom offers a modern white suite with bath, low level WC and pedestal wash hand basin.

Outside

To the front of the property is a walled block-paved driveway offering off-road parking for several cars. There is gated access either side of the house and pathways leading to the rear garden. The enclosed rear garden is a lovely level area mainly laid to lawn and accessed from the patio doors in the family dining area or from the utility room. There is a patio area abutting the patio doors and pathway leading you down to the bottom of the





garden - the perfect spot for a garden room.....

Location

The property is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

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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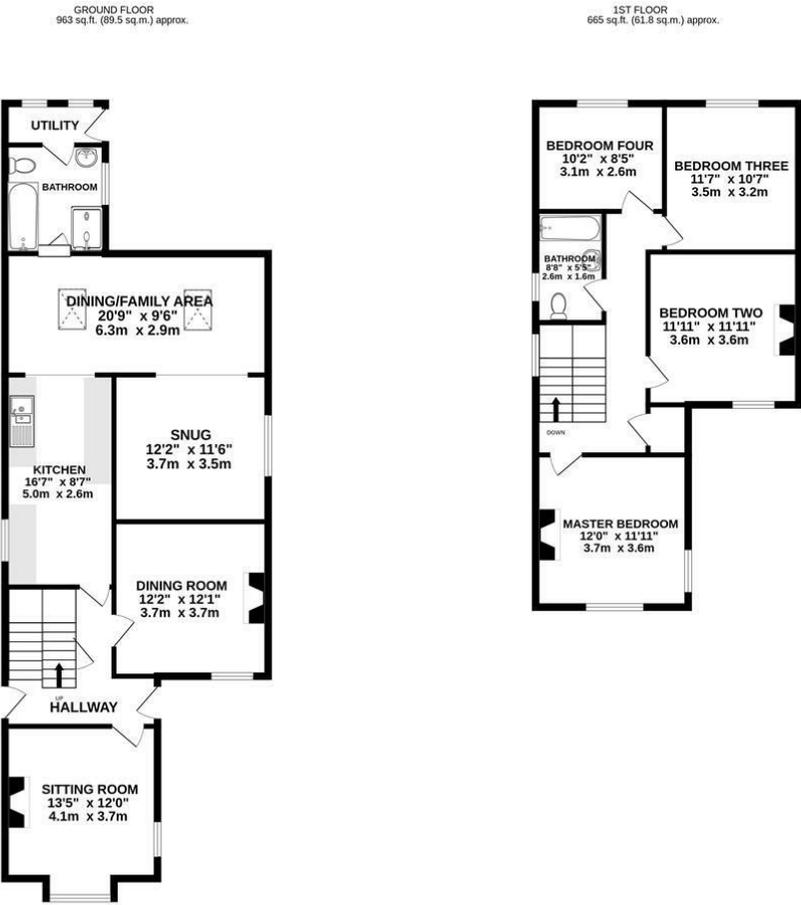


Set in Redlands, with well-regarded schools nearby & excellent access/transport links into Weymouth Town Centre or Dorchester





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 1628 sq.ft. (151.2 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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