







Lynmoor Road

Greenhill, Weymouth DT4 7TW

- Detached Bungalow
- Spacious Lounge / Dining Room
- Modern Shower Room
- Driveway & Garage (Dropped Kerb Required)
- Close to Local Shops & Amenities at Lodmoor Hill
- Two Double Bedrooms
- Contemporary Fitted Kitchen & Separate Utility Room
- Double Glazing & Gas Central Heating
- Low Maintenance Gardens to the Rear & Side
- Walking Distance of the Beach at Greenhill

£350,000 Freehold







SUMMARY OF ACCOMMODATION

Entrance Hallway

Lounge / Dining Room

20'12" max x 12'10" max

Kitchen / Breakfast Room

15'1" x 10'2"

Bedroom One

14'5" max x 11'2" max

Bedroom Two

10'2" x 10'2"

Shower Room

Utility Room

8'6" x 5'11"

Garage

18'1" max x 8'10"

Gardens to the Side & Rear

Front Driveway (subject to Dropped Kerb)

We are delighted to offer for sale this attractive detached bungalow offering well-proportioned accommodation, contemporary finishes and excellent practicality throughout. Built in 2012, the property has been thoughtfully maintained and presents an ideal opportunity for those looking for comfortable, single-level living within easy reach of everyday amenities and coastal walks at Greenhill. Externally is a generous driveway area complemented by a good-sized single garage, as well as gardens to the side and rear.

Entering the property, a central hallway provides access to the principal rooms. The impressive lounge / dining room immediately stands out for its size and versatility, with dual-aspect windows allowing an abundance of natural light to flood the space. There is ample room for both comfortable lounge furniture and a sizeable dining arrangement, making this a particularly sociable room.

Across the hallway is the modern kitchen, which combines contemporary styling with excellent practicality. An extensive selection of wall and base units together with generous work surfaces provide an attractive and functional space. There is ample space to accommodate an informal dining area such as a small breakfast table.

The centrally positioned shower room is finished in a clean, contemporary style and features a spacious walk-in shower, wash basin and WC. An airing cupboard provides useful additional storage.

At the rear of the bungalow are two well-sized double bedrooms, both enjoying views towards the rear garden. The principal bedroom benefits from an unusual L-shaped layout, providing particularly generous proportions and useful additional space for wardrobes or other storage. Bedroom Two is also a comfortable double with plenty of flexibility for bedroom furniture and additional furnishings.

A further benefit is the excellent ancillary space provided by the garage and utility area. The single garage has power and lighting, with access from both the driveway and internal doors from the kitchen and utility room. The utility provides dedicated space for a washing machine and tumble dryer, houses the boiler and gives direct access to the rear garden.

Outside, the rear garden has been designed with ease of maintenance in mind, whilst still providing plenty of usable outdoor space. A paved terrace immediately adjoining the property offers an ideal area for outdoor seating or entertaining, with further shingled space beyond providing a more private and













secluded area. A garden shed provides additional storage.

Side access on both sides of the property makes moving between the front and rear particularly convenient, while the combination of garden, garage and driveway offers a level of practicality that is not always found with bungalow properties.

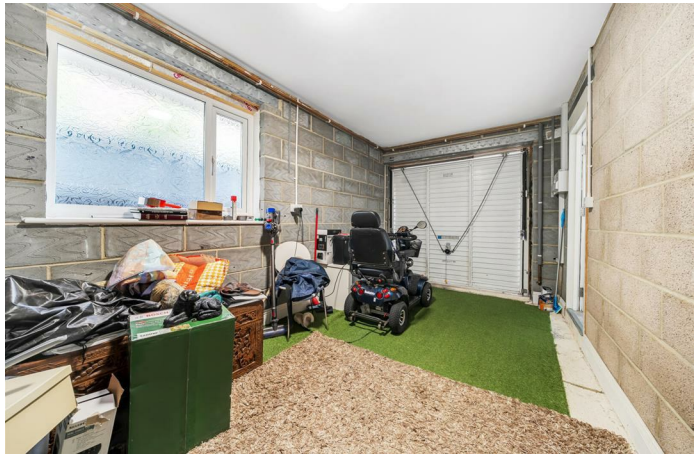
The location is a key attraction. Set within Lodmoor / Greenhill borders, the property enjoys a convenient setting with local amenities and bus services accessible via predominantly level walks, making everyday journeys particularly straightforward. For those wanting to enjoy the coast and Weymouth's wider attractions, Greenhill is within a short stroll of the bungalow, whilst Weymouth town centre is just over a mile away.

The combination of a peaceful residential setting, accessible amenities and excellent transport links makes this an appealing home for a wide range of buyers.





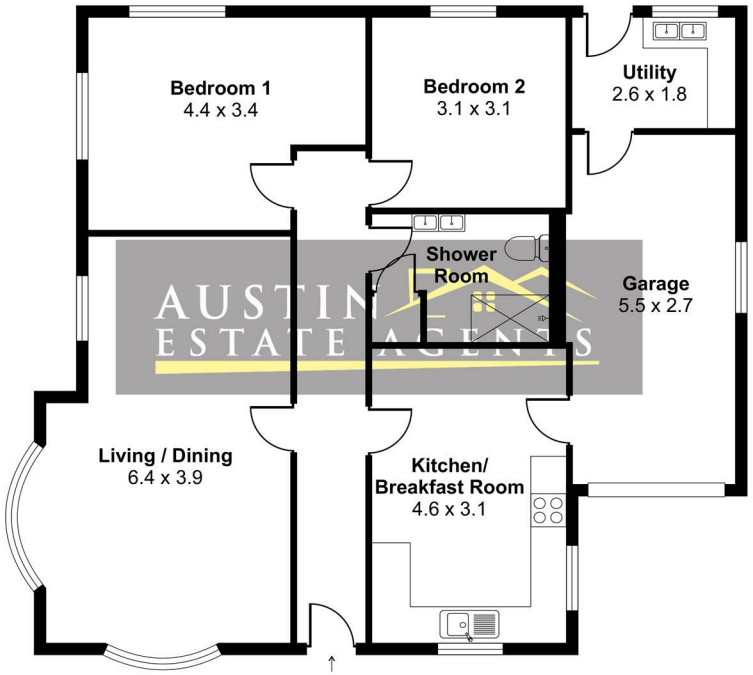




Local Authority Dorset Council
Council Tax Band D
EPC Rating B

32 Lynmoor Road, Weymouth, DT4 7TW

Approximate Total Floor Area = 1001.64 Sq ft / 93.84 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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