



3 Moorside Avenue, Weymouth – DT4 7RH
£650,000



3 Moorside Avenue

Weymouth

Stylish four-bed, three-bath detached home with open plan living, modern kitchen, en-suite, landscaped garden, decked patios, garage, off-road parking, and seamless indoor-outdoor flow. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern open plan kitchen with island
- Integrated appliances
- Bi-fold and sliding doors to landscaped garden
- Multiple skylights and large windows (abundant natural light)
- Contemporary bathrooms with walk-in showers and stylish fixtures
- Spacious landscaped private garden with decked patio and outdoor seating
- Off-road parking with integrated garage
- Modern fireplaces in living areas
- Spacious bedrooms with en-suite and neutral decor
- Built-in storage and contemporary finishes throughout





Hallway

Front door leading to hallway, column radiator, spotlighting, large under stairs storage cupboard, doors to kitchen and front reception room, stairway to first floor

Wc

Low level WC, inset wash hand basin with mixer tap and wood surround, towel rail, spotlighting, side aspect double glazed window

Lounge

10' 10" x 15' 9" (3.30m x 4.80m)

Front aspect room with double glazed window, radiator, spotlighting, dimmer switch, wall mounted flame effect electric fire, sliding pocket glazed doors to open plan living room.

Utility Room

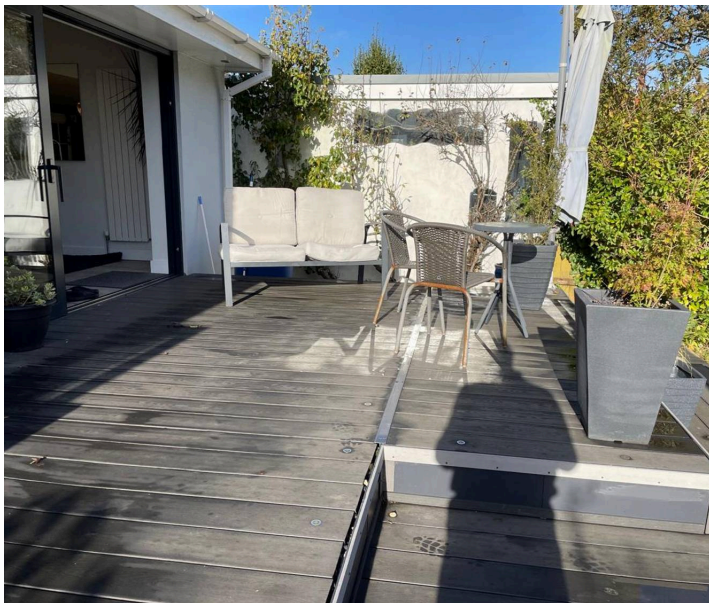
6' 11" x 13' 1" (2.10m x 4.00m)

Spacious room fitted with a range of eye and base level units, worksurfaces, double sink unit with mixer tap and drainer, space and plumbing for automatic washing machine, wall mounted Glow worm gas central heating boiler, radiator, skylight, rear aspect double glazed door to garden, door to garage.

Open Living

20' 1" x 22' 1" (6.11m x 6.72m)

Extended light and airy room with the focus drawn to a lovely view towards the garden. Kitchen comprises a range of slate grey base level units with large pull out drawers, AEG 5 ring hob, extractor fan, Lamona double oven with grill, concealed dishwasher, double stainless steel sink unit with mixer tap, expansive wood breakfast bar unit, plinth heater vent, radiator, spotlighting, recess for bin, door to utility / pantry room. Open plan living / dining space with three column radiators, wall mounted flame effect electric fire, dimmer switches, spotlighting, triple double glazed skylight windows, wall to wall double glazed sliding patio doors to garden, sliding pocket doors to front reception room.





Bedroom 1

10' 3" x 14' 3" (3.12m x 4.35m)

Rear aspect room, double glazed window, radiator, door to dressing room and en-suite shower room,

En-suite

5' 8" x 8' 5" (1.73m x 2.56m)

Mainly tiled rear aspect room, double glazed window, walk in double shower comprising rain and hand shower, towel rail, wash hand basin with inset vanity unit, low level WC, tiled floor, spotlighting.

Dressing Room

Single radiator, ample hanging and shelving space.

Bedroom 2

10' 11" x 11' 0" (3.34m x 3.36m)

Front aspect room, double glazed window, radiator, door to;

Ensuite 2

7' 4" x 8' 5" (2.24m x 2.56m)

Front aspect room comprising walk in tiled double shower unit with rain and hand shower, wash hand basin with mixer tap and inset vanity unit, low level WC, spotlighting, towel rail.

Bedroom 3

7' 4" x 10' 3" (2.23m x 3.12m)

Rear aspect room with views to rear garden, double glazed window, radiator.

Bedroom 4

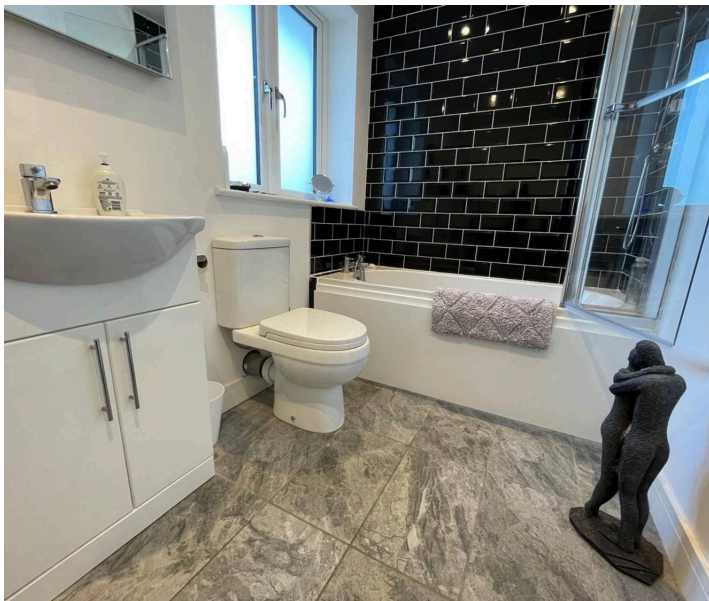
8' 6" x 11' 0" (2.60m x 3.36m)

Front aspect room, double glazed window, radiator.

Bathroom

5' 5" x 8' 10" (1.65m x 2.69m)

Modern suite comprising panel enclosed bath, mixer tap and shower attachment, further wall mounted shower, low level WC, pedestal wash hand basin with vanity unit, towel rail, spotlighting, side aspect double glazed window.





REAR GARDEN

Extensive lawn with shrub and tree borders, attractive decking area to rear providing a lovely entertaining area, storage shed, Lodmoor Country Park is to the rear of garden.

FRONT GARDEN

Large frontage with wrought iron railing, gravelled driveway providing own driveway for several cars, access to garage storage, lighting.

OFF STREET

3 Parking Spaces





Ground Floor

