



Connells
connells.co.uk 01305 770 333
FOR SALE

Connells

Hamilton Close
Weymouth



Property Description

Entering through the front, the ground floor opens into a bright hallway with immediate access to living room. Continuing through the hallway, the property leads into a generous kitchen/breakfast room is fitted with high gloss units, contrasting worktops, an induction hob, with integrated oven and space for additional appliances. A rear-facing window allows in ample natural light directly onto the rear garden, creating an easy connection between the interior and outdoor living space.

Upstairs, the landing connects to two double bedrooms and the modern bathroom. Bedroom one is positioned at the front and includes fitted cupboard, along with a large window overlooking the front garden. Bedroom two sits at the rear and is also a large double, finished with a soft neutral palette. The bathroom comprises a white suite with a panelled bath, overhead shower, wash basin and toilet, all set against a tiled backdrop.

The property enjoys a low-maintenance rear garden laid to patio and lawn. The front garden is mainly lawn with a pathway leading to the entrance.

Entrance

Glazed upvc door leading into: -

Hallway

Service cupboard. Wall mounted radiator. Stairs rise to the first floor. Power points. Skirt boarding. Rear aspect double glazed upvc door providing access to the garden. Door leading into: -

Living Room

12' x 11' 5" (3.66m x 3.48m)

Front aspect double glazed window. Carpeted. USB power points. Television point. Electric fire with brick surround.

Kitchen/Breakfast Room

11' 7" x 11' 4" (3.53m x 3.45m)

Fully fitted kitchen with a range of high gloss wall and base units with square edge worksurfaces over. Inset resin sink and drainer unit. Space and plumbing for a washing machine. Space for a tumble dryer. Space for an upright fridge freezer. Four ring induction hob. Double fitted oven. Tiling. Power points. Rear aspect double glazed window. Inset spotlighting. Wall mounted boiler.

Wc

Low level WC, vanity wash hand basin, heated towel rail. Base storage cupboard. Tiling. Skirt boarding.

First Floor

Landing

Carpeted. Loft access. Airing cupboard. Door leading into: -

Bedroom One

17' 10" x 11' 9" (5.44m x 3.58m)

Front aspect double glazed window. Carpeted. Power points. Television point. Storage cupboard.

Bedroom Two

14' 2" x 8' 9" (4.32m x 2.67m)

Rear aspect double glazed window enjoying countryside views. Wall mounted radiator. Carpeted. Power points.

Bathroom

8' 10" x 5' 7" (2.69m x 1.70m)

Impressive suite, comprising panelled 'p' shaped bath, with rainfall shower over, low level WC and vanity wash basin. Chrome heated towel rail. Rear aspect double glazed window. Extractor fan.

Front Garden

South facing & fully enclosed by fencing, with lawned & paved areas.

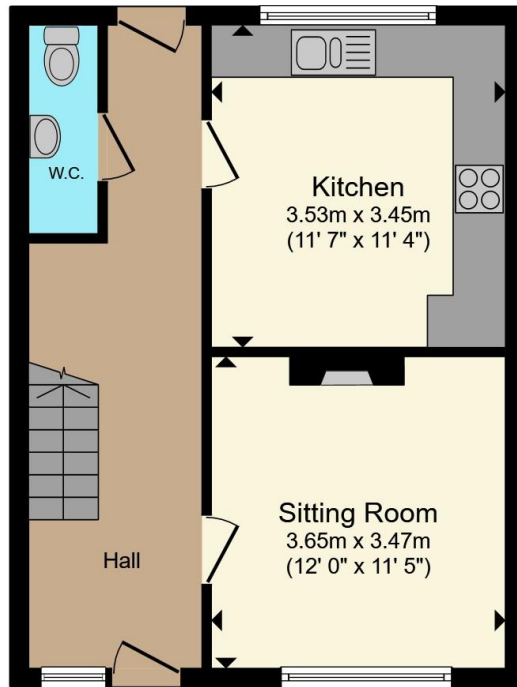
Rear Garden

Partly enclosed by fencing, with lawned & areas laid to hardstanding. Rear gated pedestrian access. Has the Opportunity for Parking SSTP.

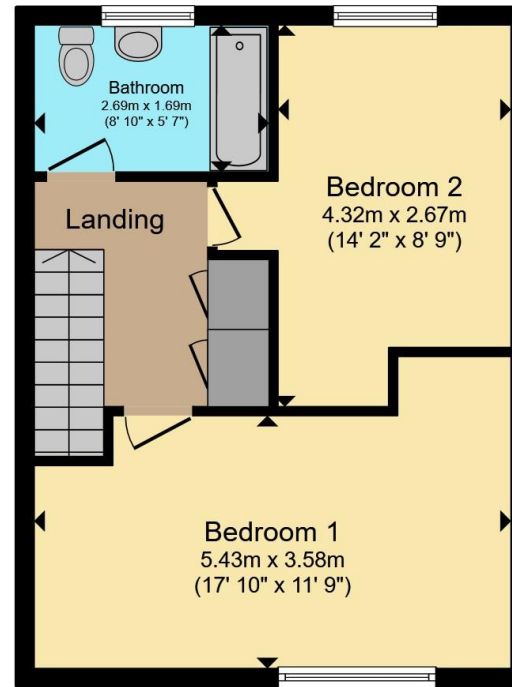








Ground Floor



First Floor

Total floor area 80.6 m² (867 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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