

Blenheim Road | Redlands | Weymouth | DT3 5AZ

Offers Over £375,000

BEAUMONT JONES

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Offered with no onward chain and presenting an excellent opportunity for modernisation, this extended three bedroom detached family home is situated within a popular cul-de-sac in the sought-after Redlands area. Conveniently located close to well-regarded schools and a range of local amenities, the property offers spacious and versatile accommodation throughout. The ground floor comprises a generous lounge/diner, extended kitchen, large utility room, downstairs cloakroom and access to the integral garage. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous sized rear garden, ideal for families and outdoor entertaining, together with off-road parking and an integral garage. Offering fantastic scope to update, personalise and potentially further extend (subject to the necessary consents), this is a superb opportunity to create a long-term family home in a highly desirable residential location.

- Extended Three Bedroom Detached Family Home
- Integral Garage & Off Road Parking
- Extended Lounge/Diner & Kitchen
- Great Scope For Further Expansion STPP
- No Onward Chain
- In Need of Some Modernisation
- Generous Sized Rear Garden
- Spacious Utility Room & Downstairs Cloakroom
- Located Within A Cul-de-Sac Road In Redlands

Full Description

Entrance into the property is via a side aspect door leading into a spacious porch enjoying dual aspect windows, with a further door opening into a welcoming entrance hall. Stairs rise to the first floor, there is a built-in under stairs storage cupboard, and doors provide access to the ground floor accommodation. The cloakroom comprises a front aspect window, WC and vanity wash hand basin. The extended lounge/diner is a particularly generous reception space, offering ample room for both living and dining furniture. Enjoying dual aspect windows and an attractive open fireplace as a focal point, the room benefits from an excellent flow through the property with two internal doors leading to the kitchen. Rear aspect sliding patio doors provide direct access to the garden and allow plenty of natural light to flood the room.







This extended three bedroom detached house is located within the popular location in Redlands, close to well-regarded schools.











The extended kitchen offers excellent potential for improvement and reconfiguration, creating an exciting opportunity for buyers to design a contemporary family space to suit their needs. Currently fitted with a range of eye and base level units with work surfaces over, the kitchen also benefits from an eye-level integrated double oven, inset four-ring gas hob, built-in storage cupboards and a rear aspect double glazed window overlooking the garden. Internal doors provide access to both the lounge/diner and entrance hall, while a side door leads through to the utility room. The spacious utility room provides additional practical space with plumbing and room for a range of domestic appliances. There is a wall-mounted gas boiler, dual aspect windows, a rear aspect door providing access to the garden, and a further internal door leading directly into the integral garage. The integral garage benefits from a roller door, side aspect access door to the front of the property, power and lighting, and offers potential for conversion into additional living accommodation, subject to the necessary consents.

The first floor provides a landing with a side aspect window, loft access via a hatch, built-in airing cupboard and doors lead through to the three bedrooms and family bathroom. The master bedroom is a generous sized double boasting double built-in wardrobes and a rear aspect window overlooking the garden. Bedroom two is a further generous sized double with a double built-in wardrobes and a front aspect window. Bedroom three is a well-proportioned single room with a rear aspect window overlooking the garden. The family bathroom has a suite including a panel enclosed bath with shower attachment over, vanity wash hand basin, WC with concealed cistern wall mounted heated towel rail and a front aspect window.

The first floor provides a landing with a side aspect window, loft access via a hatch, a built-in airing cupboard and doors leading to the three bedrooms and family bathroom. The principal bedroom is a generous sized double bedroom benefiting from fitted double wardrobes and a rear aspect window enjoying views over the garden. Bedroom two is a further spacious double room with fitted double wardrobes and a front aspect window. Bedroom three is a well-proportioned single room with a rear aspect window overlooking the garden and would also lend itself well as a home office or nursery. The family bathroom is fitted with a suite comprising a panel enclosed bath with shower attachment over, vanity wash hand basin, WC with concealed cistern and a wall-mounted heated towel rail. A front aspect window provides natural light and ventilation.











Outside, the property enjoys a generous sized enclosed rear garden, making it ideal for families and outdoor entertaining. Predominantly laid to lawn, the garden also benefits from patio areas providing ample space for outside seating and dining, together with a variety of mature shrubs and trees creating a pleasant and established setting. Gated side access leads to the front of the property. To the front, a lawned garden with mature planted shrubs provides an attractive degree of privacy from the road. A driveway to the side offers off-road parking for up to two vehicles in tandem and leads to the integral garage.

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 well-regarded schools include The Wey Valley Academy, St Nicholas & Radipole Primary making this a popular family location. 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 D. 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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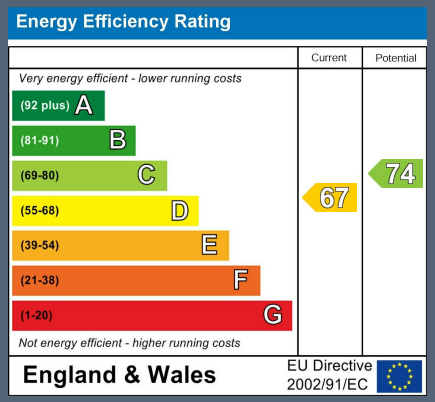
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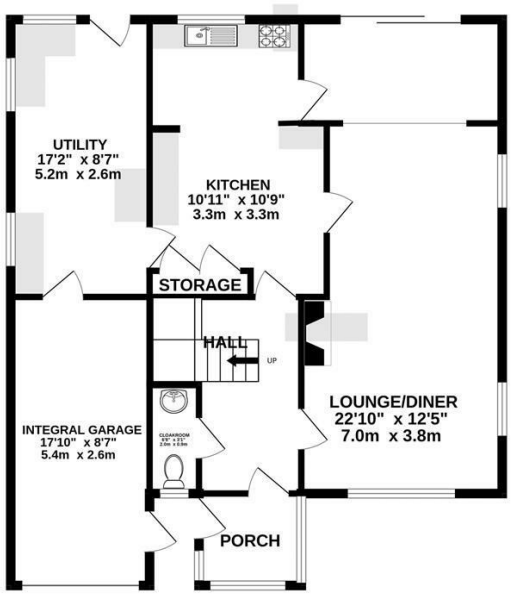




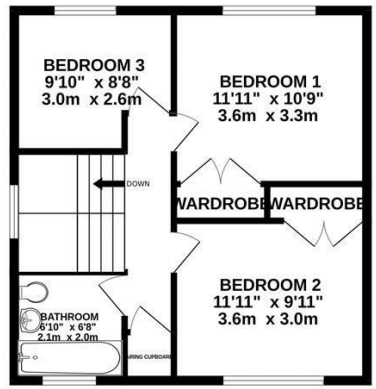




GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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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