



Lanehouse Rocks Road
Weymouth, DT4 9HY



**Offers In Excess Of
£350,000 Freehold**



Lanehouse Rocks Road

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- End Of Terrace Family Home
- Boasting Accommodation Over Three Floors
- Four Bedrooms
- Excellent Kerb Appeal
- Open Plan Kitchen/Diner
- Bi-Folding Doors From the Dining Area To The Garden
- Downstairs WC & Family Shower Room
- Off Road Parking & Garage
- Highly Popular Location
- Gas Central Heating





A BEAUTIFULLY PRESENTED & modernised, end-of-terrace FOUR BEDROOM FAMILY HOME with gas central heating, arranged over THREE FLOORS, boasting OFF ROAD PARKING, a GARAGE, and a modern OPEN PLAN KITCHEN/DINER. Situated within the popular suburb of LANEHOUSE Weymouth, the property further benefits from a CLOAKROOM and EXCELLENT STORAGE OPTIONS throughout, making it an ideal choice for growing families.



Upon entering the property, you are welcomed by a bright entrance hallway providing access to all principal ground floor rooms, along with a convenient cloakroom. The ground floor has been thoughtfully updated and features LED lighting and luxury LVT flooring throughout. To the front, the living room is a light and inviting space enhanced by a large bay window.



To the rear, the home opens into a beautifully refurbished open-plan kitchen/dining area, designed with modern family living in mind. The kitchen offers a range of contemporary eye and base level units with integrated appliances, while the dining area provides ample space for entertaining. Bi-folding doors open directly onto the rear garden, creating a seamless transition between indoor and outdoor living.

The first floor comprises three bedrooms and a stylish family bathroom. Bedroom one is positioned to the rear, with bedroom two enjoying a front aspect. Bedroom three is a versatile room and benefits from a built-in cupboard housing the boiler. The family bathroom is fitted to a high standard, featuring his and hers vanity wash hand basins, a shower cubicle, low-level WC, and a heated towel rail.

The second floor completes the accommodation with bedroom four, a generous double room benefiting from built-in storage as well as additional eaves storage to both sides, offering excellent practicality.

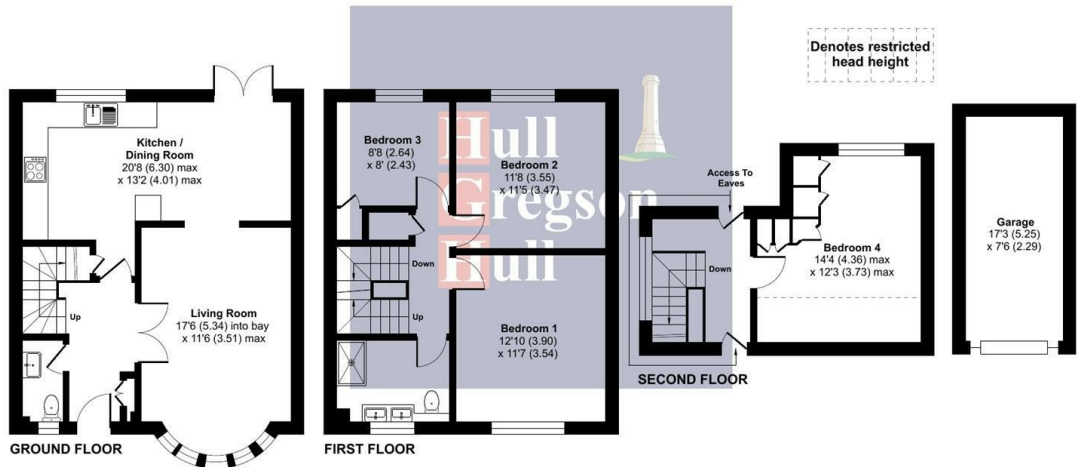


Externally, the property enjoys a well-maintained rear garden with the added advantage of rear access. The garden is attractively arranged with a raised decking area, a mature lawn, and a large storage shed, making it ideal for both relaxing and entertaining.

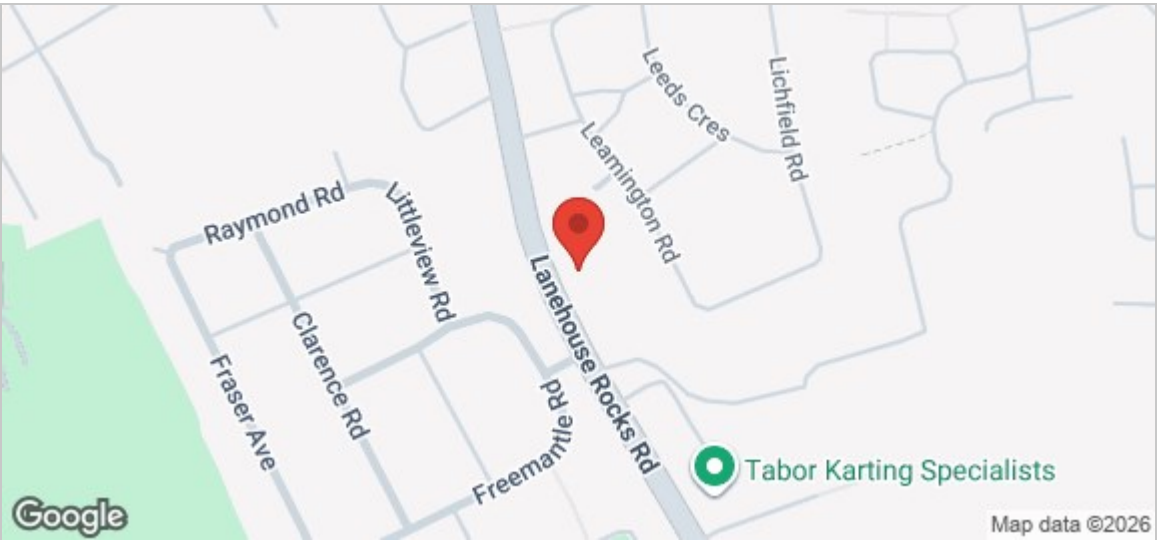
To the front, there is off-road parking for two vehicles, while a single garage located in a nearby block provides additional parking or storage.

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Approximate Area = 1230 sq ft / 114.2 sq m
Limited Use Area(s) = 43 sq ft / 3.9 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 1402 sq ft / 130 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1438179



Living Room

55'9"19'8" into bay x 36'1"19'8" (17'6 into bay x 11'6)

Kitchen/Diner

20'8 x 13'2 (6.30m x 4.01m)

Bedroom One

12'10 x 11'7 (3.91m x 3.53m)

Bedroom Two

11'8 x 11'5 (3.56m x 3.48m)

Bedroom Three

8'8 x 8'0 (2.64m x 2.44m)

Bedroom Four

14'4 max x 12'3 max (4.37m max x 3.73m max)

Garage

17'3 x 7'6 (5.26m x 2.29m)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End Of Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	