





Viscount Road

Littlesea, Weymouth DT4 9EP

- Substantial Detached Family Home
- One / Two Spacious Reception Rooms
- Family Bathroom & Ground Floor Shower Room
- Driveway, Off Road Parking & Integral Garage
- Fabulous Views over the Surrounding Areas
- Four / Five Double Bedrooms
- Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Attractive Rear Garden
- Sought After Littlesea Location



Offers In Excess Of £420,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Diner
28'3" x 11'7"

Kitchen
12'8" x 11'2"

Additional Reception / Bedroom Five
8'2" x 18'8"

Shower Room
4'2" x 6'10"

FIRST FLOOR

First Floor Landing

Bedroom One
14'5" to wardrobes x 9'1"

Bedroom Two
10'10" x 12'1"

Bedroom Three
8'7" x 13'10"

Bedroom Four
10'2" x 10'11"

Bathroom
8'8" max x 7'9" max L-shaped room

OUTSIDE

Front Driveways

Integral Garage

Rear Garden

We are delighted to offer for sale this detached family home, situated in the popular residential area of Littlesea and enjoying wonderful views. The property provides spacious accommodation including a lounge/diner, modern fitted kitchen, additional reception room/bedroom five, ground floor shower room, four double bedrooms, and a family bathroom. Further benefits include double glazing, gas central heating, two driveways, and an attractive rear garden.

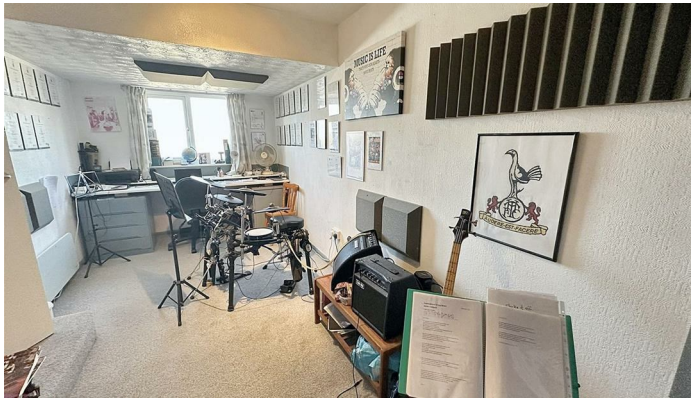
Steps lead to the front entrance and into the first of two hallways. The generous lounge/diner spans the full width of the property and is filled with natural light from two large patio doors that open onto the rear garden. The modern kitchen is positioned to the front, offering attractive views and fitted with shaker-style units, wooden-effect worktops, space and plumbing for appliances, and room for a dining table. Also to the front is an additional reception room / fifth bedroom enjoying views over Weymouth. A ground floor shower room hosts a WC, vanity wash hand basin, and shower cubicle.

Upstairs, the landing provides access to four well-proportioned double bedrooms and the family bathroom. All bedrooms enjoy pleasant views and good natural light, with the main bedroom benefiting from fitted wardrobes. The modern L-shaped bathroom includes a WC, vanity wash hand basin, panelled bath, and separate shower cubicle.

Externally, the front driveway leads to an integral garage with insulated door, extended length, and useful storage beneath the house. A second driveway provides additional parking. Gated side access leads to the rear garden, with patio, artificial lawn, and decked areas. A powered garden shed is included, and a rear gate provides direct access to Wyke Hill and the Fleet Nature Reserve. Solar panels on the rear roof generate in excess of £1,500 per annum, tax free.

The property is conveniently located close to local shops, amenities, schools, and coastal walks.

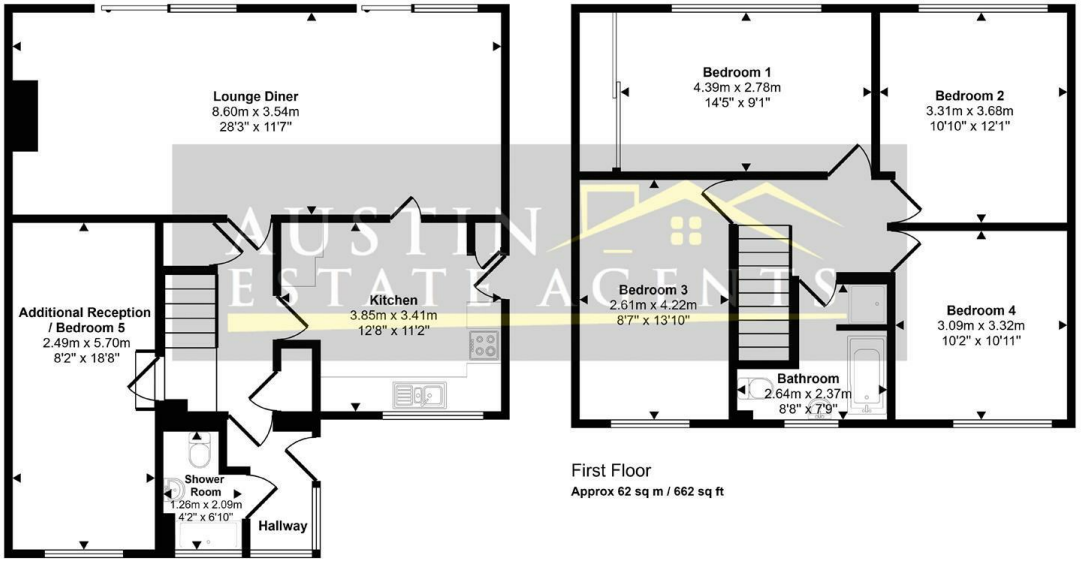






Local Authority **Dorset Council**
Council Tax Band **E**
EPC Rating **C**

Approx Gross Internal Area
134 sq m / 1446 sq ft



Ground Floor
Approx 73 sq m / 784 sq ft

First Floor
Approx 62 sq m / 662 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.