



Lanehouse Rocks Road

Lanehouse, Weymouth DT4 9HX

- Extended Semi Detached Family Home
- Four Bedrooms
- Family Bathroom & Ground Floor Cloakroom
- Front Driveway
- Close To Local Shops & Amenities
- Flexible & Well Presented Accommodation
- Two Receptions
- Double Glazing & Gas Central Heating
- Easy to Maintain Rear Garden
- Popular Residential Location

Asking Price £362,500 Freehold



GROUND FLOOR

Entrance Hallway

Lounge

12'4" x 11'9"

Dining Room

9'9" x 12'12"

Kitchen

7'12" x 9'3"

Utility Area

7'9" x 4'1"

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One

9'7" plus recess x 12'9" to wardrobes

Bedroom Two

10'6" x 11'8"

Bedroom Three

7'8" x 7'9"

Bathroom

6'10" max x 9'1" max

OUTSIDE

Front Driveway

Rear Garden

Detached Garage

We are delighted to offer for sale this impressive extended four-bedroom semi-detached family home, which is beautifully presented throughout and offers spacious, versatile accommodation ideal for modern living. The property has been thoughtfully extended on the ground floor, creating an additional reception room, currently utilised as a fourth bedroom. This flexible space would equally suit for use as a home office, playroom, snug or guest room depending on individual requirements. Situated in a popular residential area of Weymouth, the home is conveniently positioned close to local shops, amenities and well-regarded schools, making it ideal for families.

The accommodation begins with an inviting reception hallway with stairs rising to the first floor and a ground floor cloakroom fitted with a low-level WC and double glazed window to the side.

The lounge is an attractive and well-presented room, enjoying a large double glazed window to the front aspect which allows excellent natural light. Double doors lead through to the dining room, where large double glazed patio doors overlook and open onto the rear garden, creating a bright and sociable space ideal for entertaining and family gatherings. The modern fitted kitchen offers a comprehensive range of eye-level and base units with solid wood worktop surfaces, integral hob, oven and

extractor canopy, fridge freezer and dishwasher with a double glazed window to the side.

To the first floor are three well-proportioned bedrooms. The principal bedroom is positioned to the rear and benefits from a large double glazed window with pleasant outlook over the rear aspect. Bedrooms two and three are situated to the front, both with double glazed windows overlooking the front elevation. The family bathroom is fitted with a modern suite comprising a panelled bath, wash hand basin, low-level WC, complementary tiling and a double glazed window.

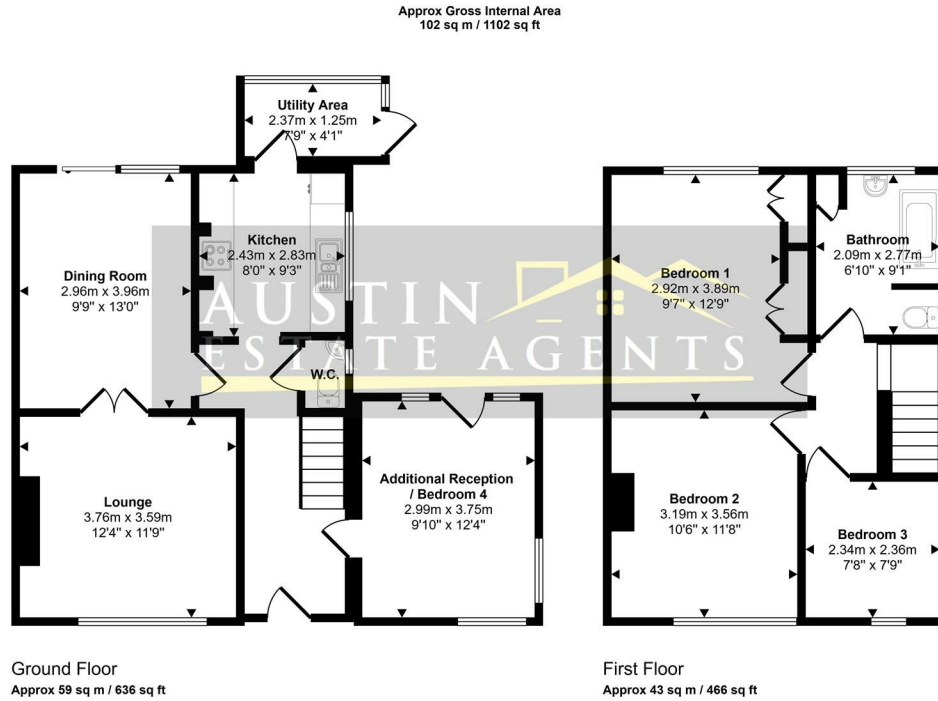
Externally, the property enjoys a substantial independent driveway providing off-road parking for numerous vehicles. The rear garden has been designed with low maintenance in mind and features patio areas, attractive plants and shrubs. A rear gate provides access to a detached garage with up-and-over door and power connected.

The property is located on Lanehouse Rocks Road, close by to local shops and amenities including well regarded primary and secondary schools, doctors' surgery, convenience stores and bus routes to surrounding areas.

A superb family home offering flexibility, space and excellent presentation — early viewing is strongly advised.



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



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.

