



Hardy Avenue | Weymouth | Dorset | DT4 0RQ

Offers Over £425,000



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We are delighted to offer a well-presented three bedroom detached family home occupying a generous sized plot within a popular residential cul-de-sac. With St. Augustine's Catholic Primary School on the doorstep this wonderful family home boasts a beautiful and generous sized wilderness/country garden, off road parking plus further parking for a motorhome or additional vehicles to the side of the house with double gates, larger than average detached garage, living room with a wood burning stove, dining room, modern style fitted kitchen plus utility area, downstairs cloakroom and a conservatory. Viewing is highly recommended to be appreciated.

- Three Bedroom Detached Family Home
- Beautifully Designed Wilderness/Country Garden
- Generous Sized Plot
- Larger Than Average Detached Garage
- Well-Presented Throughout
- Two Reception Rooms Plus Conservatory
- Downstairs Cloakroom & Modern Shower Room
- Kitchen Plus Utility Area
- Popular Residential Cul-de-Sac With St. Augustine's School on The Doorstep
- Off Road Parking Plus Further Parking For A Motorhome/Additional Vehicles

Full Description

Entrance into this wonderful and well-presented family home is via a front aspect double glazed door leading into a generous sized porch with dual aspect double glazed windows, wall mounted radiator and a wooden glazed door leads into a warm and welcoming hall with a split-level staircase rising to the first floor, front aspect porthole window, exposed floorboards and a wooden glazed door leads through to the ground floor accommodation. The spacious dining room has plenty of space for a dining table and chairs, exposed floorboards, set of rear aspect double glazed doors leads into the conservatory and opening lead through to the living room and kitchen creating an open-plan living area whilst retaining separate living space. The



This wonderful family home occupies a generous sized plot with a beautifully designed wilderness/country garden.



living room has a cosy feel with a beautiful wood burning stove, exposed floorboards and dual aspect double glazed windows. The modern style fitted kitchen comprises base units with work surfaces over, space for a Rangemaster gas cooker, double Belfast sink unit, space and plumbing for a dishwasher and fridge/freezer and a front aspect double glazed window. The kitchen opens into a utility area with three Velux skylights, side aspect door leads out onto the garden, space and plumbing for a washing machine and a wall mounted gas boiler. The double glazed conservatory is a great add on creating a further seating area overlooking the beautiful wilderness garden with dual aspect double glazed windows, wall mounted radiator and a side aspect double glazed door leads out onto the garden. Returning back to the hall is access to the cloakroom with a low level WC, vanity wash hand basin, wall mounted towel rail heater and a side aspect double glazed window.



The first floor has a landing area with a front aspect double glazed window and loft access via hatch with a pull down ladder. The loft has been fully boarded and laid to carpet with a rear aspect Dorma window and power points. The current owners have used the loft as an office and guest room at various times. Doors off the landing lead through to the three bedrooms and shower room. The master bedroom is a generous sized double boasting a rear aspect double glazed window overlooking the beautifully designed rear garden. Bedroom two is a further generous sized double boasting built-in storage cupboards and a rear aspect double glazed window overlooking the garden. Bedroom three is a well-proportioned single/small double with a front aspect double glazed window. The modern shower room has a suite including a shower cubicle with a wall mounted mixer shower system, low level WC, double wash hand basins with vanity storage, wall mounted towel rail heater and a front aspect double glazed window.



Outside offers a generous sized and beautifully designed wilderness/country garden offering food growing and biodiverse re-wilded areas, designed by Michelle Brown a well-known local garden designer. The garden is mainly laid to lawn with various planted trees including many fruit trees, shrubs and planted borders plus a wildlife pond. There is an area laid to shingle with





a small patio area for a bistro set abutting the conservatory. Other benefits include vegetable patches, timber framed bar with seating, greenhouse and a large area to the side of the house with double gates, this would make excellent additional off road parking or parking for a motorhome or storing of a boat. The larger than average garage has an up and over door plus a wooden door with power and lighting. The front garden has an area for off road parking and a front garden with planted shrubs and trees including beautiful palm trees.

Agents Note: There is an underground water tank, this fills up with rain water and supplies water to the cloakroom, washing machine and outside hose. The heating system is a hybrid gas/air source heat pump.

The property sits within a popular cul-de-sac residential road with St Augustine's primary school located on the doorstep. Local amenities are close by as well as the town centre and harbour. The property sits within the catchment for Budmouth Academy making this the ideal family home.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Mains gas, 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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Located within a popular residential cul-de-sac with St. Augustine's School on the doorstep.

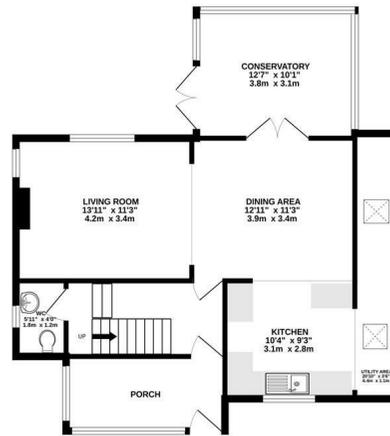




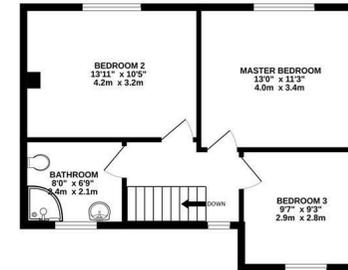
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

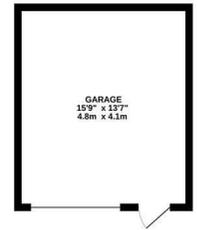
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



GARAGE
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk