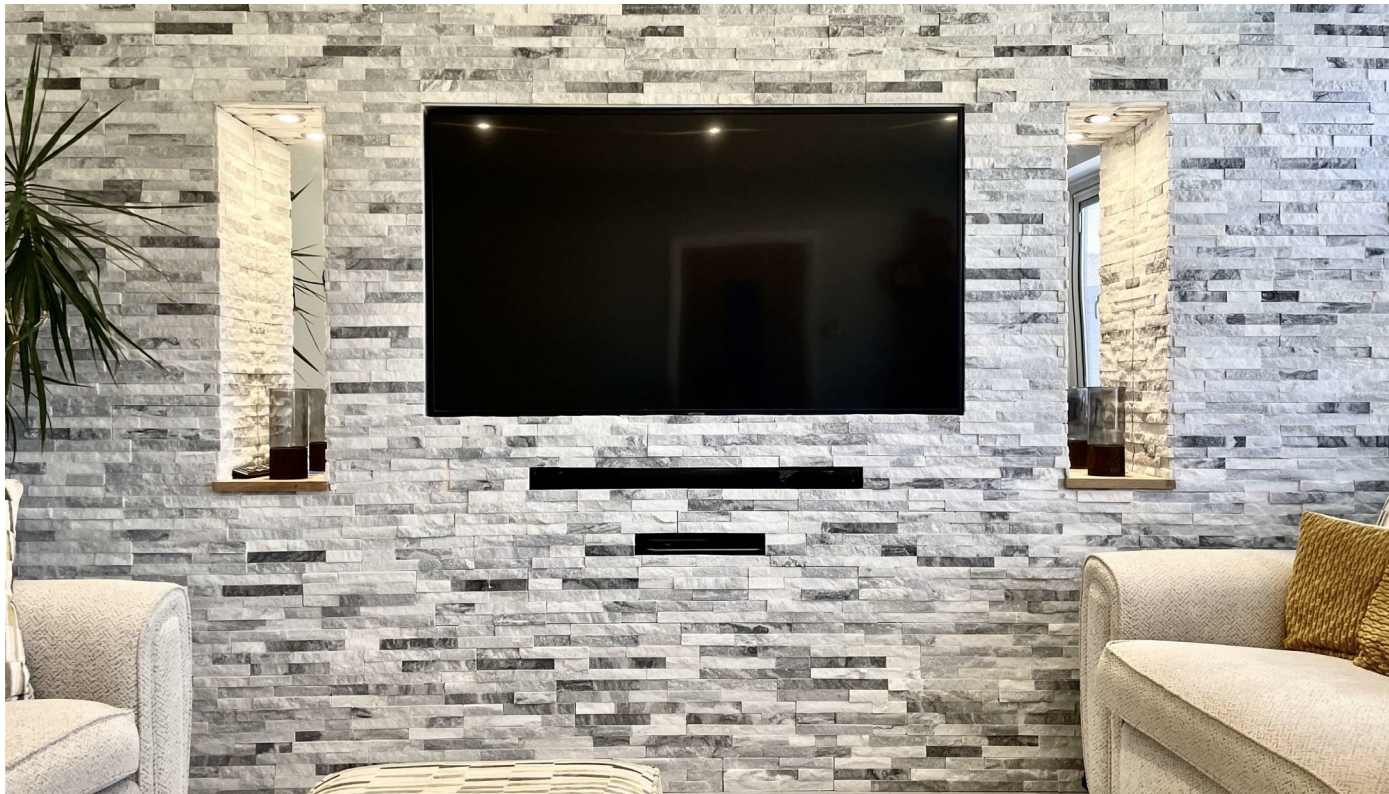




## Leeds Crescent , Weymouth DT4 0HG

- Immaculately presented semi-detached family home
- Beautiful kitchen with centre island and bi-fold doors onto the garden
- Immensely stylish rear garden with bar style seating and sleek finish
- Newly installed integrated blinds within all windows throughout
- Contemporary family bathroom in addition to a downstairs wet room
- Large master and second bedroom with respective outlook onto the rear garden and green frontage
- Striking feature wall with ingress for television and entertainment system in the living room
- Popular Lanehouse location with nearby schools, transport links and amenities
- Smart entertainment system within the kitchen
- A versatile integral storage room with double doors, currently utilised for storage space

**Offers Over £320,000 Freehold**



### Front of property

A pleasant green sits in front of the property, providing a pleasant, set back feel to the frontage. A gate opens into the front garden which is fully fence and hedge enclosed and features double doors into the storage room, a lawn with planter centre piece, patio walkway to the front door and a small wooden storage shed.

### Entrance hallway

A light and airy space with stairs rising to the first floor landing, a door into the living room and a door into the kitchen.

### Living room

13'5" x 11'5"

A spacious front aspect living room with a large integral blind, double glazed window looking onto the front garden and the green beyond the property line. A striking stone panel feature wall with glass insets including spotlighting and built in recess' designed for sound bar, entertainment devices and a television. The room is finished with a stylish honeycomb radiator.



### **Kitchen**

18'0" x 10'5"

An immaculately presented, recently refurbished kitchen offering a range of eye and base level units, a central island with feature lighting above, a pull out pantry, eye level double oven and a five ring electric hob. Additional highlights include an integrated dishwasher, a cupboard housing the boiler, a designer honeycomb radiator, and a smart surround sound entertainment system with Bluetooth control panel. A composite sink with stainless mixer tap sits in front of the side aspect window. Doors lead to the downstairs shower room, the storage room and bi-fold doors open onto the immaculate rear garden.

### **First floor landing**

A side aspect integrated blind window provides natural light, doors open into all bedrooms and the bathroom.

### **Bedroom one**

14'5" x 9'2"

A generous front aspect double with a large integrated blind window providing outlook onto green, to the front. The room offers potential for fitted storage within ingress, which is currently arranged as a vanity unit with spotlighting above. A stylish wall mounted radiator sits beneath the window.

### **Bedroom two**

12'5" x 10'9"

A spacious rear aspect double bedroom with two integrated blind windows overlooking rear garden. Features include an alcove with lighting, an

excellent space for freestanding units or built in storage, a stylish wall mounted radiator and ample space for freestanding furniture.

### **Bedroom three**

10'9" x 9'2"

A front aspect bedroom currently arranged with a raised single bed, allowing space for additional wardrobes/ units. The room includes a vertical wall mounted radiator with mirror, a loft access hatch and ceiling spotlights.

### **Bathroom**

9'10" x 5'6"

An exceptionally stylish, fully tiled bathroom combining wood effect and black and gold finishes. A touch free illuminated mirror, double glazed window with integrated blind, hand wash basin with gold effect mixer tap and storage beneath, a free standing bath tub with gold effect mixer tap and a matching handheld shower attachment. A seamless bathroom entertainment system, a low level W/C, gold heated towel rail, matching extractor fan and ceiling spotlights.

### **Garden**

A thoughtfully designed contemporary rear garden with generous proportions, gated rear access, and full fencing. The space is predominantly laid to patio with slate-tiled seating areas, a large barbecue zone with drinks cooler and bar-style seating, and a rear section laid to lawn with shrub-filled planters.

Directly outside the bifold doors is a patio dining area with outdoor lighting, a small step leading to the storage room, downstairs shower room, and kitchen — ideal for alfresco entertaining.

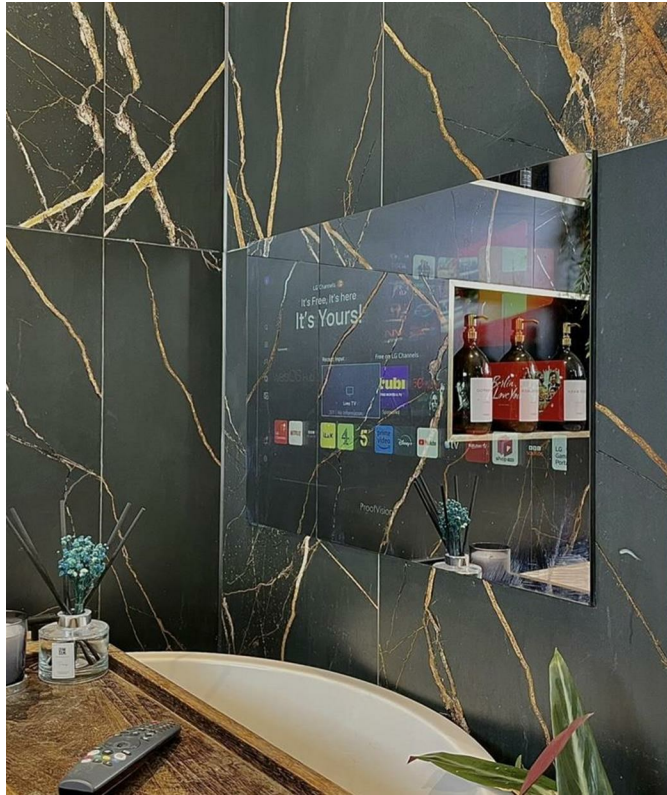




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Local Authority  
Council Tax Band B  
EPC Rating



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