



## Broadmeadow Road

, Weymouth DT4 9BT

- Spectacular fully refurbished four bedroom family home
- Open plan living / entertaining room overlooking garden
- Annexe features mezzanine double bedroom and lounge with direct garden access
  - Large and wide secluded lawned garden
  - Own driveway with workshop garage
- Annexe / air bnb suite with own entrance
  - Three luxurious shower/ bathrooms
- Finished to an exceptional standard throughout
- Expansive patio with feature steps leading to lawn
- Coastal location, near Portland Harbour, Sandsfoot Castle and Rodwell Trail

**Offers Over £550,000 Freehold**





### **Front of property**

A brick-paved driveway provides parking for multiple vehicles, enclosed walls. There is a double-glazed UPVC front door leading into the main house, along with a separate double-glazed UPVC front door and rolling garage door providing access to the annexe.

### **Entrance Hallway**

A bright and airy entrance hallway featuring three front-aspect double-glazed windows, a vertical wall-mounted radiator, and useful storage space beneath the stairs. A side-aspect double glazed window provides further natural light and doors lead through to the living room & downstairs shower room.

### **Living room**

12'5" x 10'9"

A spacious front-aspect living room with a large double-glazed bay window, feature chimney stack, wall-mounted radiator, and ceiling spotlights.

### **Downstairs Shower Room**

6'10" x 4'11"

An immaculately presented, fully tiled shower room comprising a low-level WC, hand wash basin with stainless steel mixer tap, illuminated mirror with built-in heating function, heated towel rail, and a walk-in shower with both rainfall and handheld showerheads.



### **Dining Area / Snug**

13'5" x 11'5"

Positioned a step up from the open-plan kitchen, this versatile room offers a cosy yet social space with chimney stack, ceiling spotlights, wall-mounted radiator, and door to:

### **Utility Room**

7'2" x 5'2"

Side-aspect utility room fitted with base-level units and an integrated composite sink with flexible stainless steel mixer tap, heated towel rail, ceiling spotlights, and space for white goods.

### **Open Plan Kitchen / Diner**

26'10" x 19'8"

A stunning modern kitchen featuring a range of eye-level and base units with quartz worktops, integrated dishwasher, inset stainless steel sink with mixer tap, the units benefit from a Samsung integrated eye-level oven and grill, as well as a large central island with matching quartz surface and five-ring electric hob.

Full-height, full-width bi-fold doors open onto the garden patio terrace, flooding the space with natural light. This is further enhanced by two large double-glazed roof lanterns, creating an extraordinary sense of brightness. Underfloor heating extends throughout the open-plan area and continues into the hallway leading to the annex.

### **Bedroom One**

13'9" x 11'5"

Rear-aspect double bedroom with a double-glazed window, chimney stack, ceiling lights, and wall-mounted radiator.

### **Bathroom**

7'6" x 6'10"

An immaculately presented family bathroom featuring a heated towel rail, a wall-to-wall bathtub with a stainless-steel waterfall mixer tap and shower attachment, and a stylish recessed shelf providing convenient space for toiletries. The suite also includes a low-level W/C with an integrated sink and storage unit.

### **Bedroom Two**

12'9" x 11'5"

Front-aspect double bedroom with a double-glazed window, feature chimney stack, wall-mounted radiator, and ceiling spotlights.

### **Bedroom Three**

10'2" x 6'10"

A well-proportioned rear-aspect bedroom with a double-glazed window, wall-mounted radiator, and recessed ceiling spotlights.

### **Annexe/ Garage Hallway**

Underfloor heating runs throughout, with a door providing access back into the main house via the open-plan kitchen/diner. A UPVC double-glazed front door opens onto the front driveway, while another door leads into the garage. The space also features ceiling spotlights and a further door leading to...

### **Garage/ Boiler Room**

11'1" x 7'10"

An up-and-over door opens onto the front driveway. The boiler and hot water tank are located within this room, which also includes base-level units and





additional space for white goods, in addition to the separate utility room.

### **Annexe Entrance**

A split-level open hallway features glass panels beneath wooden handrails, with steps leading up to the mezzanine bedroom and down to the living room. An opening leads to an internal hall with space for storage or additional units, and a door provides access to the annexe shower room.

### **Annexe Shower Room**

8'2" x 3'3"

A modern, well-presented shower room, fully tiled throughout, featuring a low-level W/C, heated towel rail, hand wash basin with stainless steel mixer tap, illuminated mirror with built-in heating function, and a walk-in shower with both handheld and rainfall showerheads.

### **Annexe Bedroom**

13'9" x 10'9"

A stylish mezzanine bedroom overlooks the rear garden through a double-glazed UPVC window. The space features a wall-mounted radiator, ceiling spotlights, and glass panel balustrades finished with a wooden handrail above.

### **Annexe Living Room**

15'5" x 14'5"

Accessed via steps leading down from the annexe entrance hallway, this light-filled space features bi-fold doors providing direct access to the rear garden, along with a vertical radiator and ceiling spotlights.



### Rear Garden & Terrace

A generously proportioned, fully fence-enclosed rear garden features a raised patio terrace with frameless glass balustrade panels flowing seamlessly from the open-plan kitchen/diner. Steps lead down to the main garden, which is primarily laid to lawn and enhanced with a variety of mature shrubs and plants throughout. To the rear, a concrete base with utilities in place offers an ideal spot for a summer house, home office, or garden lodge. Double-glazed bi-fold doors provide access into the annexe living room, while a half-size door leads into the under-terrace storage space.

#### NB:

This property has had a full renovation in the last two years. All works have been carried out by qualified tradesmen and guarantees are in place where required.



Local Authority  
Council Tax Band C  
EPC Rating



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 guidance 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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