



Viscount Road | Littlesea | Weymouth | DT4 9EP

**Offers Over £450,000**

BEAUMONT  JONES

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**Weymouth | DT4 9EP**  
**Offers Over £450,000**

Offered with no onward chain, we are delighted to offer a well-presented and spacious five bedroom detached family home within the popular Littlesea estate. The property boasts a generous sized secluded rear garden, driveway providing off road parking for two cars, garage, spacious dining room and a separate large living room boasting two sliding patio doors opening to the rear garden, kitchen, modern shower room and a cloakroom. This property is offered with no forward chain and viewing is a must to be appreciated.

- Substantial Detached Family Home
- Versatile Accommodation Throughout with Flexible Living Space
- Popular Residential Road Within Littlesea
- Elevated Position with Far Reaching Fleet Views
- Beautiful Mature South Facing Rear Garden
- Offered with No Forward Chain

**Full Description**

This substantial five bedroom family home is offered for sale within the popular location of the Littlesea Estate, just moments away from local amenities, primary and secondary schools. Upon entering the property via external steps there is a generous sized entrance hall with doors leading into a welcoming hallway and a modern cloakroom comprising of splashback panel boarding, front aspect double glazed window, low level WC, wall mounted radiator and a wash hand basin. Returning to the main hallway there are stairs rising to the first floor, two storage cupboards, doors lead to the kitchen and living room, steps up to a further door to access the dining room. The spacious dining room has versatile use lending itself to a great office space or kids play



This immaculate detached family home is located within the popular Littlesea estate, close to well-regarded schools & local amenities.



room as well as offering a front aspect double glazed window and wall mounted radiators. Generously sized living room with two sets of double glazed sliding doors opening directly onto the rear garden, two wall mounted radiators and an abundance of space for living room furniture. The fitted kitchen offers a wide range of eye and base level units with work surfaces over, double integral oven with inset five gas burner hob and extractor hood over, space for fridge/freezer, washing machine and tumble dryer. In the kitchen there is a front aspect double glazed window, wall mounted gas boiler and a side aspect double glazed door opening into the side access.



The first floor offers a built in cupboard housing the water immersion tank and loft access via a hatch. Doors off the landing leads through to five generously sized bedrooms and a modern shower room. The master bedroom is a great sized double with plenty of space for wardrobes and a rear aspect double glazed window overlooking the rear garden. Bedroom two is a further double with a front aspect double glazed window with distant sea views out to fleet and a wall mounted radiator. Bedroom three is also a double with a front aspect double glazed window with distant sea views out to fleet and a wall mounted radiator. Bedrooms four and five are both small doubles with rear aspect double glazed windows, wall mounted radiators and these rooms had previously been one large room offering potential to be reverted back creating a large master bedroom. The modern shower room offers a walk in shower with a wall mounted power shower system, low level WC, wash hand basin, front aspect double glazed window, wall mounted towel rail and tiled walls.



To the front of the property there is a driveway providing parking for two cars and access into the garage via an electric door, the garage offers power and lighting. A path leads up to steps which rise to the front door and to a side gate leading through to the rear garden. The rear garden is mainly laid to lawn with pretty and mature shrubs and plantings. The south facing private rear garden is well-kept and offers plenty of different areas to enjoy. There is a large raised patio area accessed via the patio doors from the living room offering a generous space for garden furniture. The remainder of the garden is mainly laid to lawn with several patio areas, mature trees, shrubs and pretty planted





areas. There is a very useful workshop/storage offering three windows, power points and lighting. In addition to the generous sections to the garden there is an enclosed timber frame pergola creating the perfect area for hosting and seated area. At the rear of the garden there is rear access with a path leading to the Fleet.

#### Location

The property sits within a popular residential road within the Littlesea estate which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth town centre and well-regarded schools area close by.

Rating Authority: - Dorset Council. Council Tax Band E. Services: - Mains gas, electric & drainage.

#### EPC TO FOLLOW

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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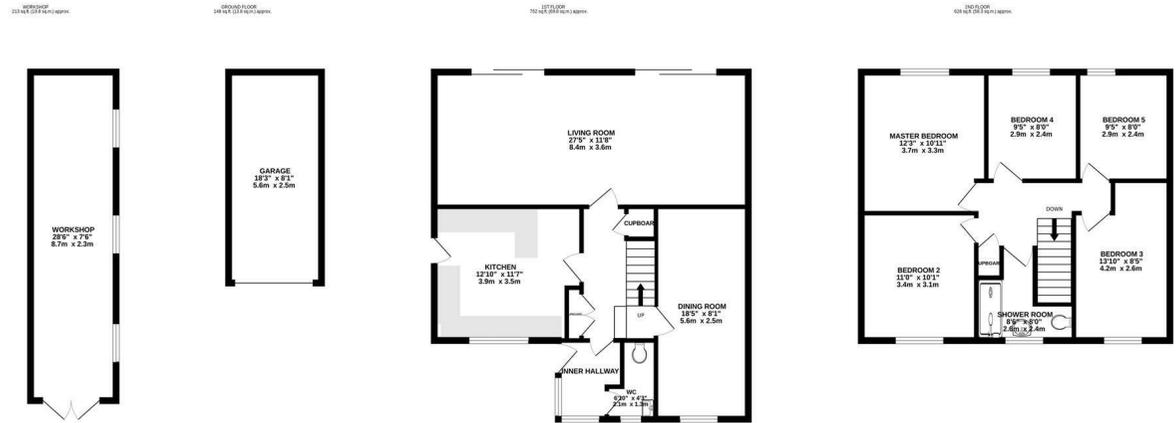


Offered with no onward chain and boasting a generously sized secluded rear garden with great scope for extensions STPP.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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*

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