Rodwell Avenue | Rodwell | Weymouth | DT4 8SQ

Offers Over £495,000

BEAUMONT JONES

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An impressive FIVE BEDROOM character semi-detached home, offering substantial and versatile accommodation with THREE RECEPTION ROOMS, GARAGE & PARKING and an enclosed rear garden, superbly positioned in Rodwell within easy reach of Hope Square, Weymouth Harbour and Newton's Cove.

- Substantial Character Semi-Detached Home
- Three Reception Rooms
- Garage & Off-Road Parking
- Five Bedrooms (Four are Generous Doubles)
- Sea Glimpses from the Principal Bedroom
- Moments from the Harbour & Coast

Full Description

Accommodation

This attractive character home offers an abundance of space across two floors, combining period proportions with practical family living. From the moment you enter, the original tiled floor in the vestibule and generous hallway gives a real sense of the scale of the property, with high ceilings and character details continuing throughout. The ground floor provides three separate reception rooms, giving plenty of flexibility for family life, entertaining, home working or a dedicated dining space. The principal sitting room is

Character features & generous proportions

particularly inviting, featuring an impressive bay window alongside period detailing and focal fireplace.

At the rear of the property is a large kitchen with views and access into the garden, providing excellent workspace and storage, complemented by a separate utility room, useful larder and downstairs WC. The layout works particularly well for a busy household, with plenty of space for everyday living and entertaining. There is a covered side porch providing access into the garden and back into the second reception room.

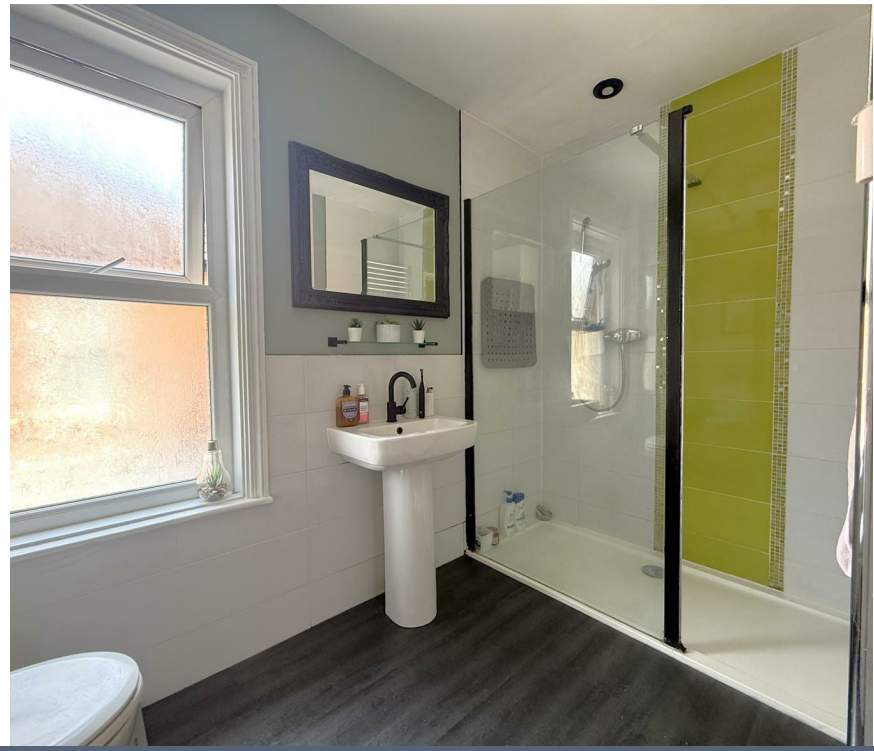
The impressive hallway leads upstairs to a spacious landing, with large storage cupboard and access into the five bedrooms and family bathroom. Four of the five bedrooms are doubles, making this an unusually versatile home for larger families or those requiring guest rooms and office space. The generous sized principal bedroom enjoys glimpses towards the sea from its large bay window, while the remaining bedrooms are well proportioned.

The family bathroom has been modernised and features a contemporary suite with a large walk-in shower. There is also a secondary cloakroom on this level.

Outside

To the rear is a lovely enclosed garden, offering a surprisingly private outdoor space for such a convenient location. Established planting borders the garden, with lawn and seating areas providing plenty of room for relaxing, dining and entertaining.

A particularly valuable feature is the property's garage and off-road parking for two cars, a real advantage in this popular part of Weymouth.



Location

Situated in Rodwell, the property is ideally placed for enjoying some of Weymouth's best-loved areas. Hope Square, Brewers Quay and Weymouth Harbour are all within easy reach, offering a fantastic selection of independent restaurants, cafés and pubs, while Newton's Cove and the coastal walks around Nothe Gardens are also close by. Sandsfoot beach, Castle and gardens are also nearby. Weymouth town centre and beach are readily accessible, making the property particularly appealing for buyers looking for a substantial family home with the coast and harbour lifestyle on the doorstep.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band D. Services Gas central heating. Mains electric & drainage.

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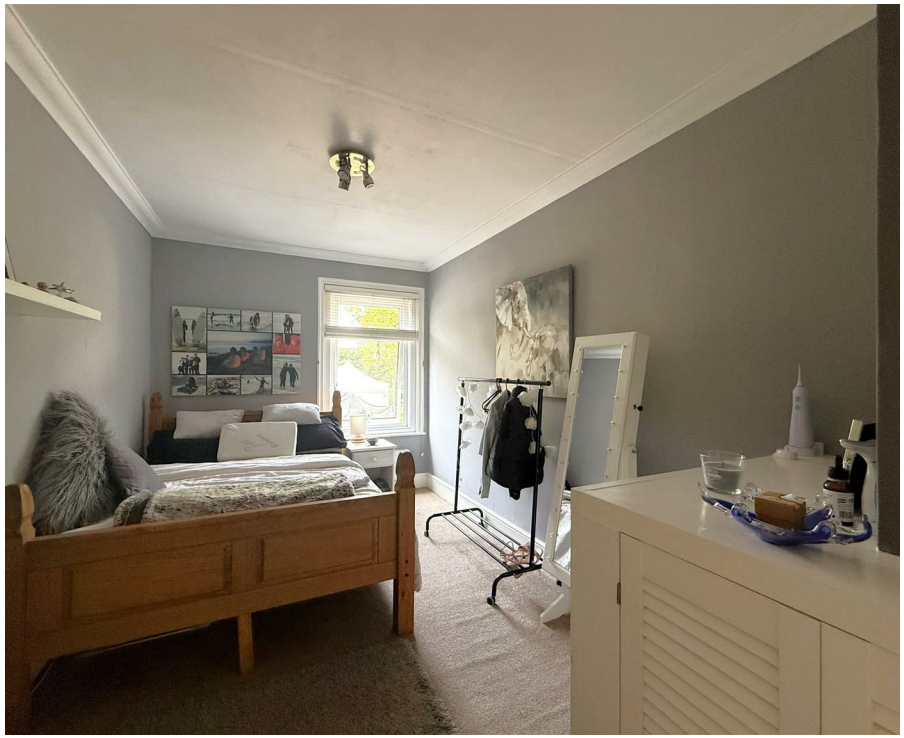
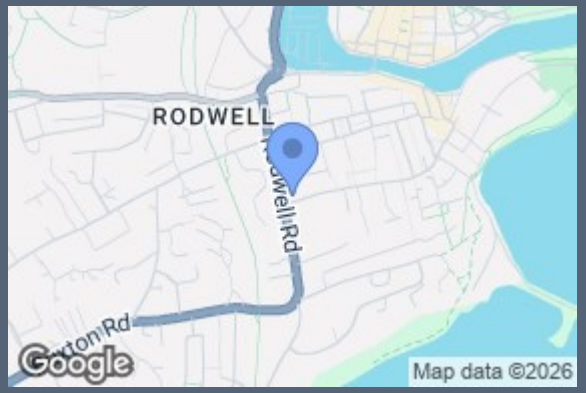
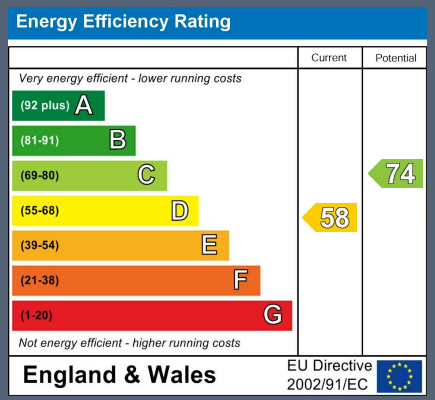


Excellent access to the town centre, beach and coastal walks





We value more than your property

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