

Fraser Avenue | Littlesea | Weymouth | DT4 9EH

BEAUMONT JONES

Offers Over £390,000

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We are delighted to present this stylish and extended three bedroom detached family home in Littlesea, Weymouth. The property enjoys off road parking to the front with access to the garage which has been converted to provide an additional office/garden room to the rear. The home further boasts downstairs WC and separate utility for ease with exemplary proportions throughout and a generous westerly garden.

- Three Bedroom Detached Home
- Converted Garage with Office/Garden Room
- Open Plan Living
- Extended Accommodation
- Spacious Proportions Throughout
- Off Road Parking
- Generous Rear Garden
- Views towards the Fleet Lagoon
- Downstairs WC and Separate Utility
- Amenities and Bus Routes Nearby

Full Description

Fraser Avenue sits to the edge of Littlesea with the home enjoying a generous frontage providing off road parking and lawn space on the way to the front door.

Inside, an entrance vestibule borders the home with convenience space for shoes and coats upon entry. The entrance hill within is particularly spacious; Stairs sit to the left with an initial door on the right leading to the living room. The living room enjoys excellent proportions for furniture with a large window allowing an abundance of light.







Extended detached three bedroom home in Littlesea Weymouth.











Continuing through the accommodation, the adjacent room is a beautiful kitchen/diner. With a stunning island and contemporary fitted units in shaker style cabinetry, the room provides an abundance of storage and preparation space with sleek worktops between base and eye level wrap-around units. The room is extended to flow seamlessly into the dining area - patio doors and skylight amplify the natural light to create an excellent area for dining and entertaining.

The remainder of the accommodation is completed by the utility and downstairs WC. The utility benefits a rear counter top with washing machine and tumble drier beneath whilst leading to a side door to the garden. The space is completed by a downstairs WC hosting toilet and basin.

Upstairs, the landing leads to all rooms.

To the front of the home is bedrooms Two and Three. Bedroom Three is a large single room with Bedroom Two being an ample double benefitting from dual aspect windows to accentuate light. Both rooms enjoy views over to the fleet for a coastal feel.

Bedroom One sits to the rear of the property, a larger double room with dual aspect windows and built-in storage for convenience.

Completing the first floor is the family bathroom and separate toilet. The bathroom retains both shower and bath as well as basin and rear window; The room itself is finished with sleek contemporary hexagonal tiling to the floors and modern splash boards to the walls. The separate WC completes the ground floor with toilet and side window.

The garage has been converted to provide a front half of useful storage and a back half as additional office or garden











room. Both spaces retain individual windows and power, making them extremely utilisable for the next owner.

With generous proportions, the rear garden is an excellent space with endless possibilities and potential. Whilst most is laid to lawn with a path between, there is an initial raised decking area which acts as an excellent space for garden furniture.

Within moments of the property is a range of amenities including shops, pharmacies, bus routes and more - ensuring convenience for the next owner. Alongside this, the fleet lagoon and the surrounding Weymouth Coast is a short walk away for those looking to enjoy the local walks and scenery that the area has to offer.

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

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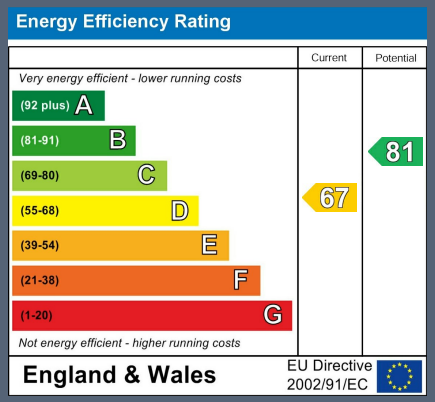
Half-garage and off road parking alongside converted office space.

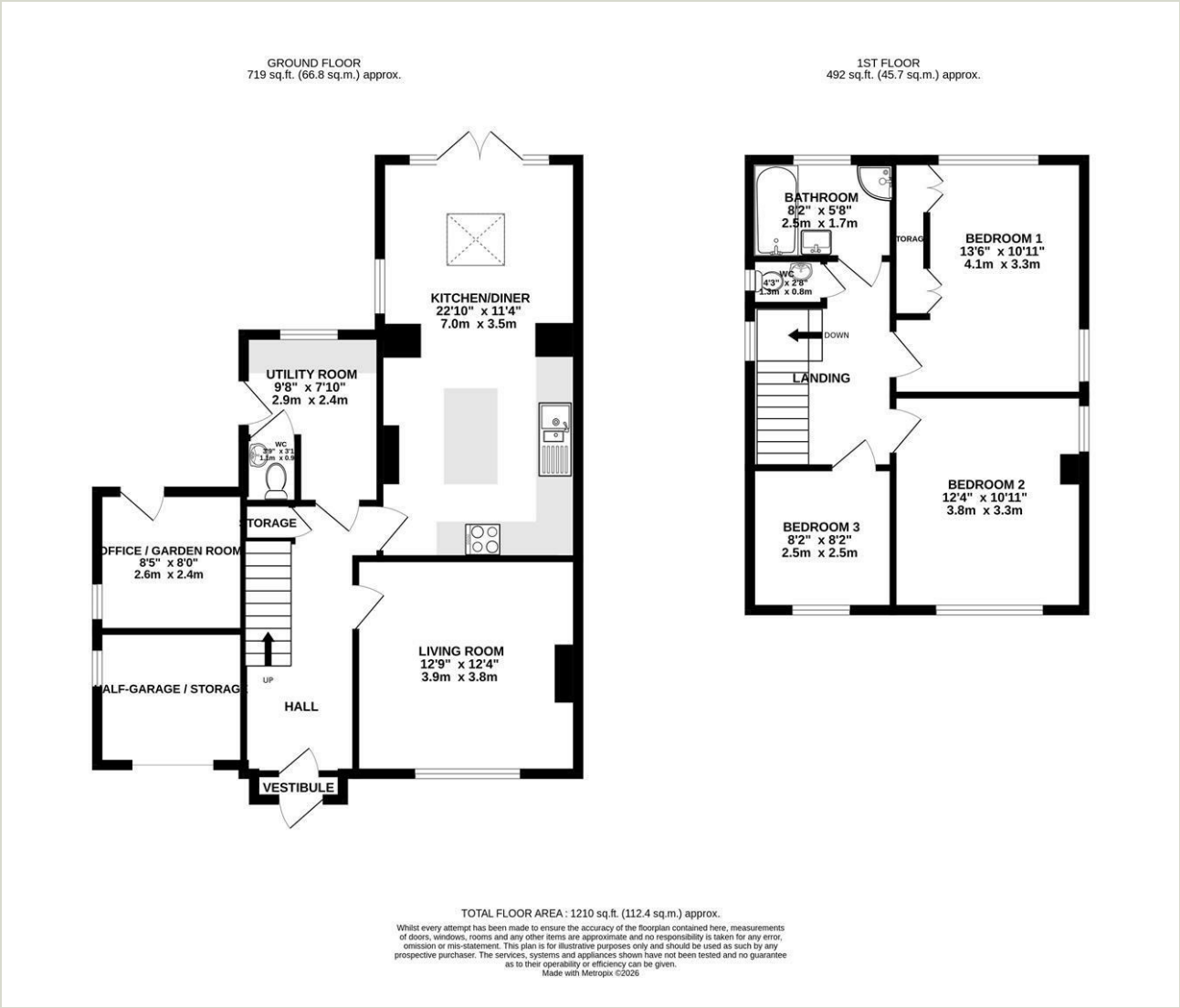












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