

Kempston Road | Rodwell | Weymouth | DT4 8XB

BEAUMONT JONES

Offers Over £500,000

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This charming 1930's detached family home is located in the popular location of Rodwell, offering wonderful far-reaching sea and countryside views from the rear elevation, as well as spacious and well proportioned accommodation through-out. The accommodation includes; porch, spacious hallway, sitting room with open fire and attractive bay window, spacious dining room/second reception with rear bay window and doors opening into an attractive conservatory, with access and views over the garden. The adjacent modern kitchen also allows access into the garden, downstairs cloakroom & shower room. Upstairs, you will find three double bedrooms with a beautiful vista to the rear, views span out to sea and towards Weymouth beach with hilltops in the background and an excellent sized family bathroom.

- Charming Detached House in Rarely Available Sought-After Cul-De-Sac
- Wonderful Far-Reaching Sea & Hilltop Views from the Rear Aspect
- Three Double Bedrooms (Master Bedroom with Built-in Wardrobes)
- Modern Family Bathroom & Additional Downstairs Shower Room
- Detached Single Garage & Generous Sized Driveway
- Lovely Level Rear Garden with Wide Side Access

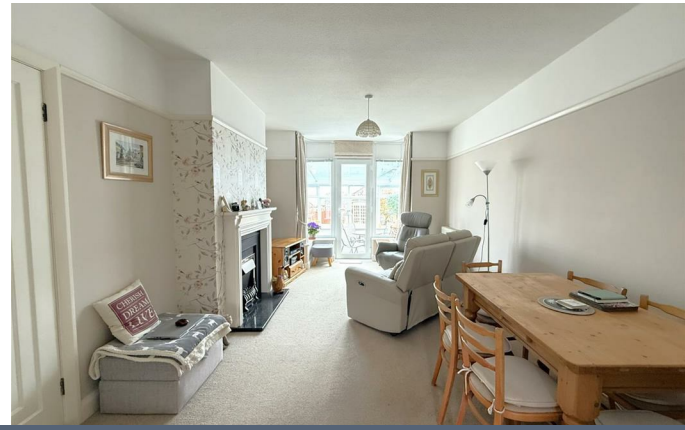
Full Description

Accommodation

Entrance to this well proportioned detached family home is via the front door opening into a useful porch area, there is space for storing coats and shoes with a further door into the welcoming hallway. This spacious hallway has two generous sized under stairs storage cupboard, stairs rising to the first floor and there is access into the downstairs accommodation. The sitting room is a generous size, with attractive bay window and plenty of space for furniture set around an inviting working open fireplace. The dining room/second reception room can be access by either the hallway or glazed double doors from the sitting room, allowing







This Charming Three Double Bedroom Detached Family Home is Located in an Attractive Cul-De-Sac, Moments from Hope Square, Newtons Cove & Weymouth Harbour











you to open up both reception rooms or close them off for a more cosy feel. The dining room is another well-proportioned room with focal fireplace (currently housing an electric fire), plenty of space for a table and further comfortable furniture with rear box bay window and door opening into the conservatory. A more recent addition, the conservatory provides further reception space with views and access into the garden. The adjacent kitchen offers a range of modern shaker style wall and base units providing ample storage, there is a rear aspect window offering views over the garden with sea and countryside views beyond. There is space for a cooker, washing machine and fridge/freezer along with a built-in dishwasher. An opening from the kitchen leads to the rear lobby with access into the garden along with doors opening to the downstairs cloakroom and separate shower room.

Returning to the hallway, stairs rise to the spacious and light first floor landing with doors to the remaining accommodation. The master bedroom is a lovely sized double bedroom with further inviting bay window and front aspect over the quiet cul-de-sac. There are two double built-in wardrobes providing ample storage. Bedroom two is a further lovely sized double bedroom with similar built-in storage and inviting rear aspect box bay window offering far reaching open views out to sea, over Weymouth beach and with the lovely hilltops behind. Bedroom three is also a double bedroom with similar attractive rear aspect. The family bathroom is an excellent size and includes a roll top bath, separate shower cubicle, low level WC and wash hand basin.

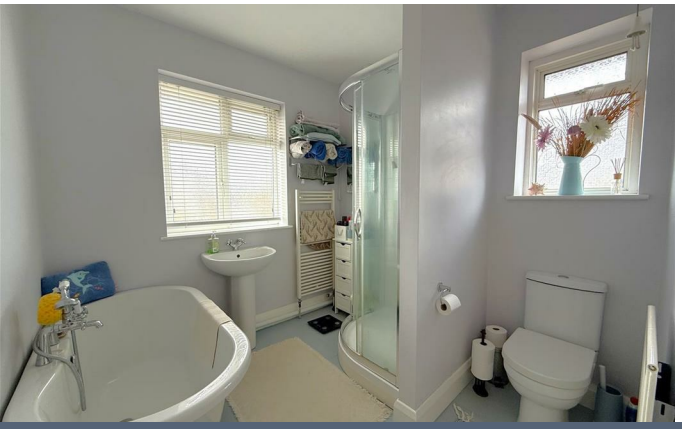
Outside

To the front of the house is a sizable driveway offering ample off road parking for several cars. There are mature shrubs and plantings and short brick wall along the border to provide privacy. There is a detached single garage with up and over door to the front, side and rear doors opening into the garden. The wide gated side access leads through to the rear garden and sizable patio area abutting the house - the perfect spot for garden furniture. A few steps lead down the remainder of the level garden which is mainly laid to lawn with a gravel path











leading to the bottom of the garden and another ideal spot for furniture. The garden has pretty flower and shrub borders and there is plenty of space for a shed and summer house.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove and Sandsfoot beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band E.

Services: - Gas central heating. Mains electric & drainage.

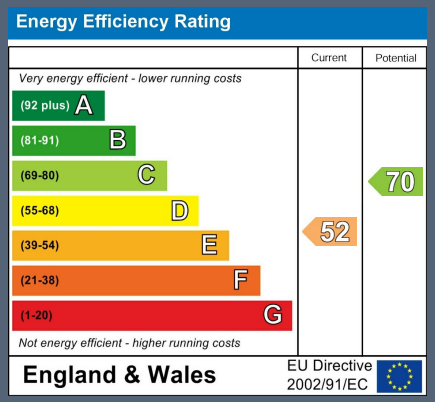
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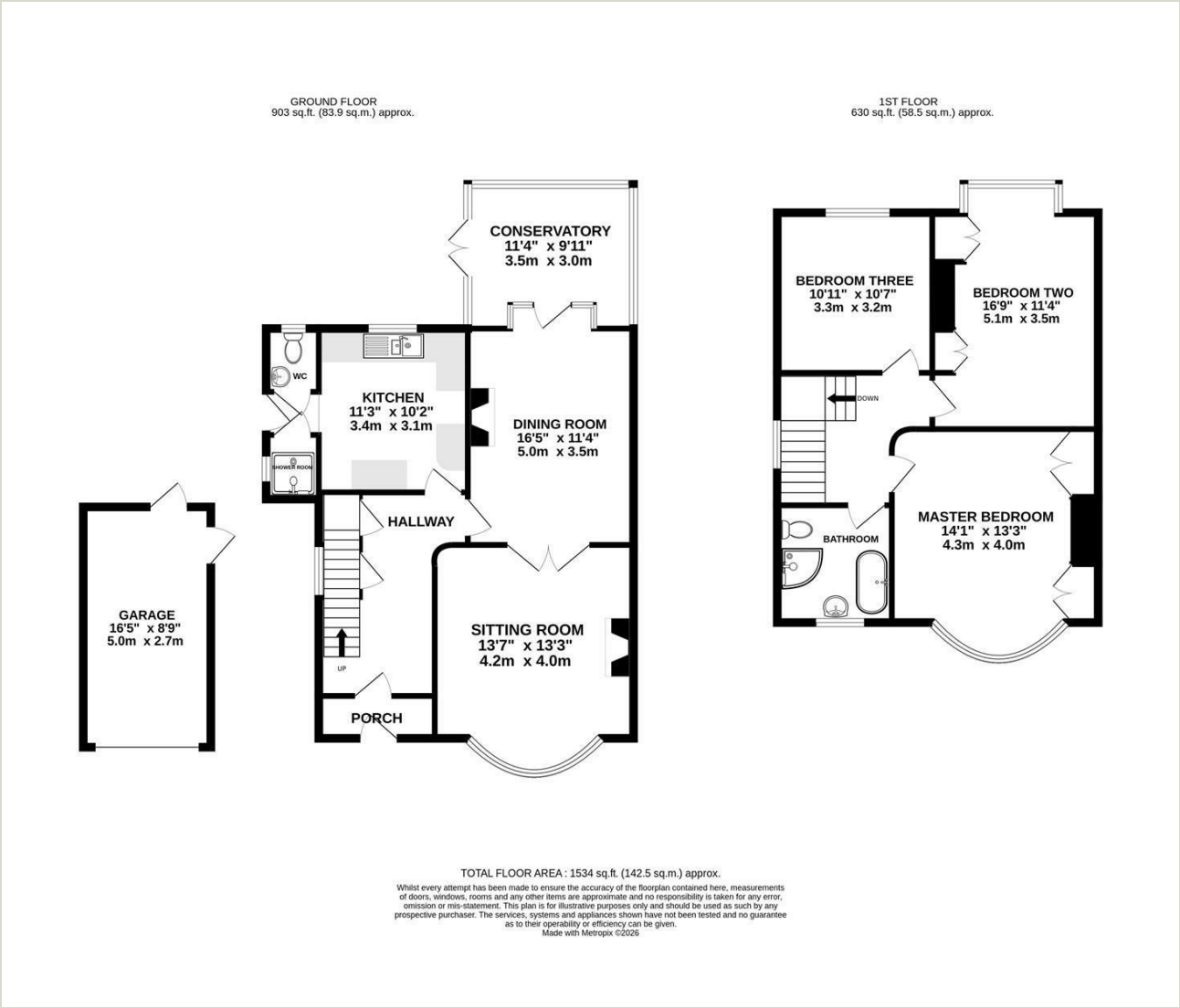
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Far-reaching & Inviting Sea & Countryside Views from the Rear Aspect, Level Sizeable Garden, Detached Single Garage & Driveway







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