

Abbotsbury Road | Weymouth | Dorset | DT4 0AG

Offers Over £318,500

BEAUMONT JONES

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Dorset | DT4 0AG
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We are delighted to offer this beautifully presented four double bedroom extended bay-fronted period terraced family home situated within walking distance of the town centre, local amenities and well-regarded schools. The property offers an abundance of living space laid out over three floors including a generous sized lounge/diner, beautiful kitchen/breakfast room with a centre island and breakfast bar seating, snug overlooking the rear garden, utility room, downstairs cloakroom, four double bedrooms, modern family bathroom and a generous sized rear garden with gated rear access. Viewing is highly recommended to appreciate this wonderful home.

- Extended Four Double Bedroom Bay-Fronted Period Family Home
- Abundance of Living Space Laid Out Over Three Floors
- Lounge/Diner & Kitchen/Breakfast Room With A Centre Island
- Utility Room & Downstairs Cloakroom
- Beautifully Presented Throughout
- Generous Sized Enclosed Rear Garden With Gated Rear Access & Enclosed Side Courtyard
- Snug Overlooking The Rear Garden
- Walking Distance of The Town Centre, Local Amenities & Well-Regarded Schools

Full Description

Entrance into this wonderful family home is via a wrought iron gate leading into the enclosed front garden with steps leading up to the front aspect double glazed composite door leading into a small vestibule with a wooden glazed door leading into a warm and welcoming hall. Stairs rise to the first floor, open under stairs storage with a meter cupboard and a set of double wooden glazed doors lead through to the lounge/diner. This spacious reception room offers dual aspect double glazed windows, one of which is an attractive front aspect bay window, feature fireplace and plenty of space for furniture and a large dining table and chairs. Reverting back to the hall a wooden glazed door leads through to a beautiful and generous sized kitchen/breakfast







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room with a fully fitted modern kitchen comprising eye and base level units with work surfaces over, centre island with fitted base units, wine rack and breakfast bar seating for four, space for a Range gas cooker with fitted extractor hood over, integrated fridge/freezer and dishwasher, side aspect double glazed door leads out onto the enclosed side courtyard, built-in storage cupboard and an opening leads through to the snug. This is a spacious area and perfect for an extra reception room overlooking the rear garden with a set of rear aspect double glazed patio doors leading out onto the garden. A door leads through to the utility room with wall mounted units, space and plumbing for a washing machine and under counter fridge or freezer. The cloakroom is located off the utility providing a low level WC, wall mounted wash hand basin and a side aspect double glazed window to the courtyard.

The first floor offers a split-level landing with stairs rising to the second floor, the first floor accommodation includes bedrooms 2-4 and the family bathroom. Bedroom two is a generous sized double with an attractive front aspect double glazed bay window with seating. Bedroom three is a further generous sized double with a rear aspect double glazed window and a wall mounted gas boiler. Bedroom four is another double with a rear aspect double glazed fire escape window. The modern family bathroom comprises a suite including a large panel enclosed bath with shower attachment over and screen attached, low level WC, wash hand basin and a wall mounted towel rail heater.

The second floor has a landing area with a rear aspect skylight, built-in storage into the eaves and a door leads through to the master bedroom. This generous sized bedroom offers great space and slightly eaved ceilings, rear aspect double glazed Dorma window and a front aspect skylight.

Outside benefits a generous sized enclosed rear garden with gated rear access, abutting the property is a block paved area perfect for seating with steps leading up to a large decking area. From here you are met with a lawned garden and a slate path with stepping stones leading to hard standing areas, shed and access to the gated rear access. Planted borders surround the garden. The front garden is laid to shingle with planted palm











trees and enclosed with wrought iron railings and gate. The enclosed side courtyard is laid to shingle.

Parking can be easily found on road in nearby residential roads.

The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy a little further down on Abbotsbury Road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach.

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

Services: - Mains gas, electric & drainage.

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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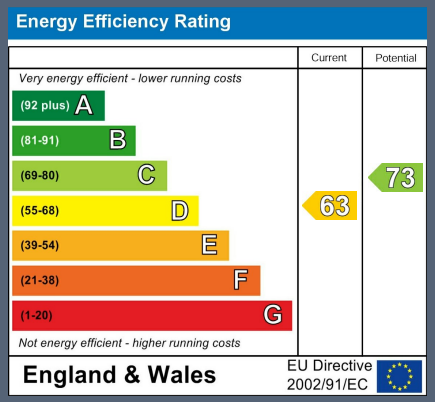
Generous sized rear garden with gated rear access & enclosed side courtyard.

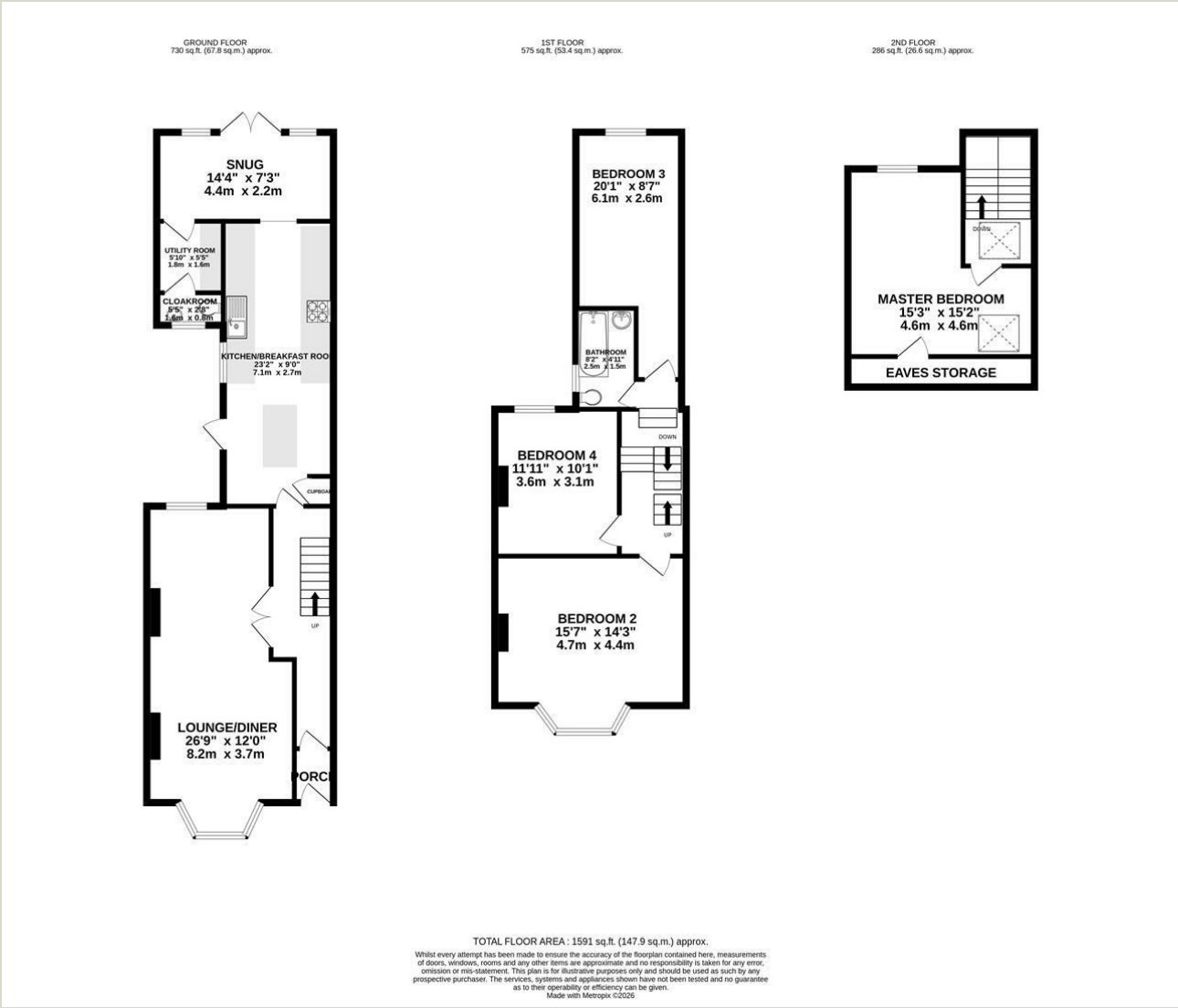












We value more than your property

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