

Spring Avenue | Rodwell | Weymouth | DT4 8XA

Guide Price £425,000

BEAUMONT JONES

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This spacious four bedroom detached house is located in the popular location of Rodwell, positioned moments from Hope Square, Newtons Cove & Weymouth Harbour. In need of some modernisation, yet offering spacious accommodation through-out including; sitting room leading through to a conservatory with views over the garden, kitchen with adjacent dining room, downstairs cloakroom, four good sized bedrooms and bathroom. There are superb and far reaching sea views from the rear aspect include views over Hope Square towards Weymouth beach from the first floor. Externally there is a generous sized garage, driveway and sizeable enclosed garden.

- Spacious Four Bedroom Detached House
- Set Close to Newtons Cove, Hope Square & Weymouth Harbour
- Generous Sized Garden & Single Garage
- Wonderful Far-Reaching Sea, Hilltop and Cliff Views from the Rear Aspect
- In Need of Some Modernisation Yet Offering Huge Potential
- Cul-De-Sac Location with Driveway Parking

Full Description

Accommodation

Entrance to the property is via the front door opening into a welcoming large hallway with several storage cupboards, stairs to the first floor and doors to the following accommodation. The downstairs cloakroom, with front aspect window offers space for storing coats and a suite comprising low level WC and wash hand basin with vanity storage. The dining room is a lovely sized room with front box bay window overlooking the front garden and additional side aspect window providing plenty of light, there is ample space







Spacious Four Bedroom Detached House in Rodwell with Sea Views











for a dining table. The adjacent kitchen has a side aspect window and door opening to the side driveway. There are a range of wall and base units providing ample storage, built-in appliances include an oven, grill and four ring gas hob with further space for appliances and plumbing for utilities. The sitting room is to the rear of the house providing a private space for enjoyment, there is a side aspect window and sliding patio doors opening into the conservatory. The spacious sitting room offers plenty of space for furniture around a focal fireplace and the conservatory offers pleasant views and access into the garden.

Returning to the hallway, stairs rise to the first floor landing with access to the remaining accommodation. The master bedroom is positioned to the front of the house with light double aspect and plenty of space for furniture, there are currently two built-in wardrobes. Bedroom two is another lovely sized double bedroom with side aspect window and built-in double wardrobe. Bedroom three is positioned to the rear with superb far reaching views over Newtons Cove and out to sea, this is also a double bedroom. Bedroom four is adjacent with similar rear aspect including views over Brewers Quay in Hope Square and towards Weymouth beach with the hilltops surrounding Weymouth as a stunning backdrop. The family bathroom is a good sized room and currently houses a suite including, bath with shower attachment over, low level WC and pedestal wash hand basin.

Outside

The front garden is well tended and bordered by a small wall. Mainly laid to lawn with attractive shrubs offering screening and privacy. There is a driveway and path leading to the front door, the driveway continues to the side of the house offering tandem parking for several cars. There is fenced and gated access to the rear garden and access to the garage. The generous sized garage has a up and over door, power and











light and side aspect window overlooking the garden. The rear garden is also accessed via a few steps from the conservatory, this a sizeable plot and mainly laid to lawn. Well-kept edges include mature shrubs and plants with plenty of space for a sizeable shed.

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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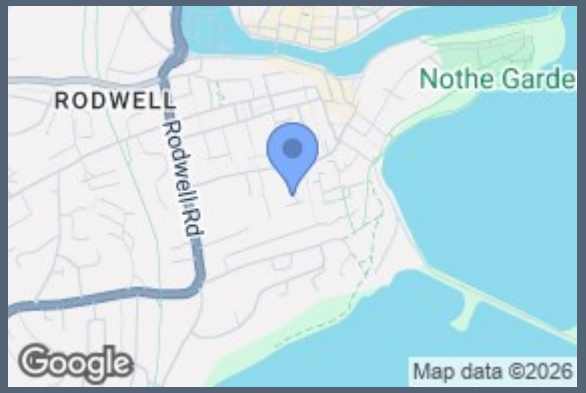


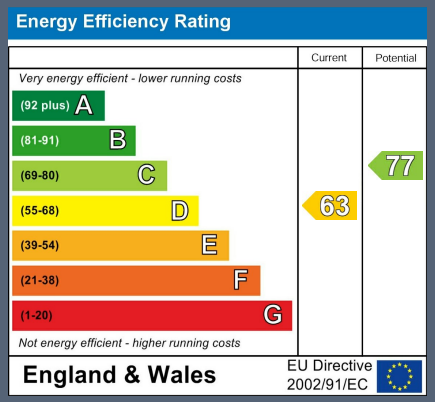
Set Moments from Newtons Cove, Hope Square & Weymouth Harbour

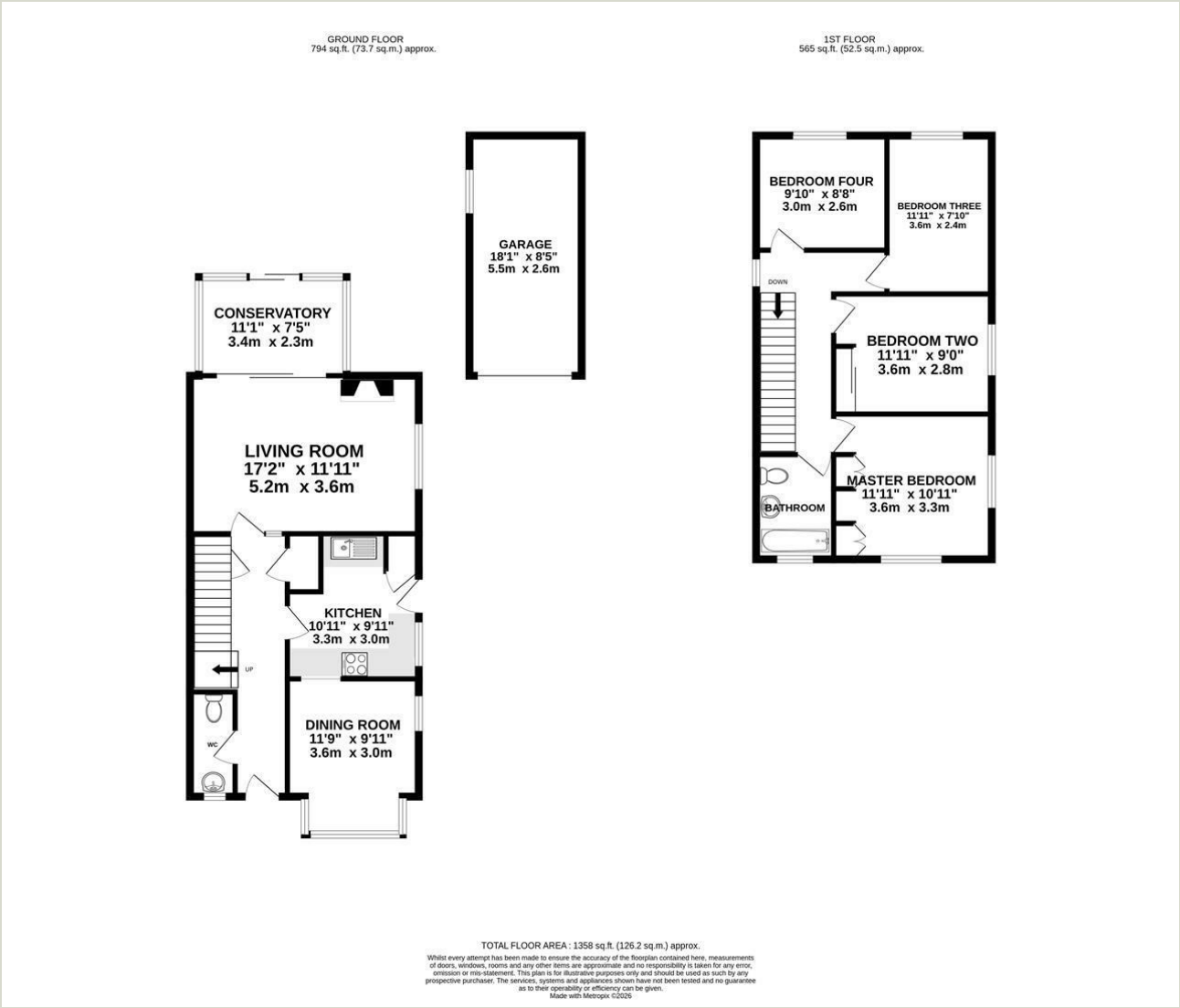












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