

Icen Road | Radipole | Weymouth | DT3 5JJ

BEAUMONT JONES

Offers Over £520,000

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We are delighted to offer a beautiful and extended 1930's bay-fronted three bedroom detached family home occupying a corner plot within the popular location of Radipole. Located close to well-regarded schools, amenities and supermarkets this well-presented home offers a spacious and welcoming hall, downstairs cloakroom, generous sized living room, extended modern kitchen/diner & snug with patio doors leading out onto a Westerly-facing rear garden, far reaching views out to sea, modern family shower room, external home office, garage and plenty of off road parking plus additional parking for a motorhome/storage of a boat to the side of the property. This property must be viewed to be appreciated.

- Extended Three Bedroom Detached Family Home
- 1930's Bay-Fronted
- Beautifully Presented Throughout
- Far Reaching Views Out To Sea
- Beautiful Open-Plan Kitchen/diner & Snug Plus Spacious Living room
- Westerly Facing Rear Garden
- Corner Plot
- External Home Office
- Garage & Plenty of off Road Parking Plus Additional Parking To The Side
- Located Within Radipole, Close To Well-Regarded Schools, Amenities & Supermarkets

Full Description

This beautiful family home is located within Radipole occupying a corner plot, access into the property is via raised steps leading up to the main front aspect double glazed composite door leading into a spacious vestibule offering storage of coats and shoes. A beautiful wooden glazed door leads into the spacious and welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The generous sized living room boasts a beautiful 6-panel front aspect double glazed bay window creating a good amount of space and a feature fireplace. The cloakroom is a great addition creating a secondary toilet offering a side aspect double glazed window, low level WC and a







This beautiful 1930's family home occupies a corner plot within the popular location of Radipole, close to well-regarded schools.











vanity wash hand basin. The extended kitchen/diner & snug has been beautifully designed which has created the hub of the home and great for entertaining. The spacious kitchen has a wide range of eye and base level units with work surfaces over, a kitchen cupboard houses the gas combi boiler, space for a gas Range cooker with a fitted extractor hood over, integrated microwave oven and dishwasher, space for an American style fridge/freezer, rear aspect double glazed window, two electric opening skylights and a set of rear aspect double glazed doors lead out onto the Westerly facing garden. The kitchen opens into a snug and dining area offering plenty of space for a sofa and a large dining table and chairs, this area also benefits a side aspect double glazed bay window overlooking the side garden.

The first floor offers a spacious landing with a side aspect double glazed window, loft access via a hatch (pull down ladder, partially boarded and great scope to convert STPP). Doors off the landing lead through to the three bedrooms and modern family shower room. The master bedroom is a generous sized double boasting a beautiful 6-panel front aspect bay window enjoying elevated far reaching views out to sea and over rolling hilltops. Bedroom two is a further generous sized double with a rear aspect double glazed window overlooking the Westerly facing garden. Bedroom three is a well-proportioned single with a front aspect double glazed window enjoying far reaching views out to sea and over rolling hilltops. The family shower room has modern and contemporary suite including a double shower cubicle with a wall mounted mixer shower system, wash hand basin, low level WC, wall mounted towel rail heater, wall mounted vertical radiator, tiled flooring, partially tiled walls, built-in storage cupboard and a rear aspect double glazed window.

Outside boasts wrap-around gardens with the main rear garden facing West enjoying sunshine all day and into the early evening. There is a beautiful tiled patio abutting the property creating a good seating/entertaining area. The remainder of the garden is laid to lawn with planted borders and shrubs. A block paved area to the side provides additional off road parking for a car/motorhome or storing of a boat with double wooden gates leading out onto Roman Road. A gate leads through to the side











and front gardens laid to lawn with hedging and shrubs surrounding creating a secluded and useable garden. From the main rear garden a door leads into the garage, the converted summerhouse is the perfect home office/studio which has been fully insulated and provides power and lighting with a double glazed window. The front of the property has a driveway providing off road parking for three cars in tandem in front of the garage. The garage has an up and over door, sink unit, space and plumbing for a washing machine and tumble dryer.

Radipole is a highly sought-after location, ideally situated close to local amenities, supermarkets, doctors' surgery and is within the Radipole Primary and Wey Valley Academy catchment area. Radipole Nature Reverse and newly renovated gardens, park and café are with-in walking distance with Radipole Park Drive taking you into Weymouth town centre. The Lodmoor Country Park is also just a short stroll away with a path leading to Greenhill beach and gardens. Weymouth Rugby Club is also nearby and a regular bus service serving Weymouth & Dorchester.

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

Services: - Mains gas, electric and 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.

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





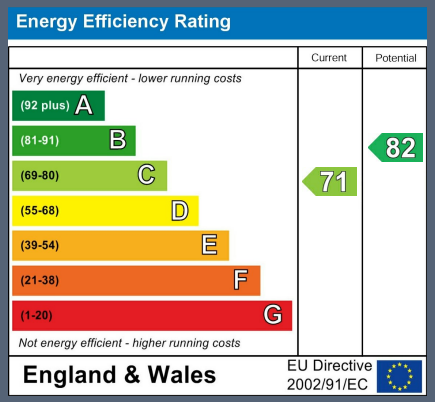
Extended open-plan kitchen/diner & snug with patio doors leading out onto a Westerly facing rear garden.













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We value more than your property