

Beaumont Avenue | Lodmoor | Weymouth | DT4 7RG

BEAUMONT JONES

Offers Over £515,000

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We are delighted to offer this beautifully presented and extended three double bedroom detached family home, situated within the popular residential area of Lodmoor. Just a stone's throw from Lodmoor Country Park and close to well-regarded schools and local amenities, the property offers a welcoming porch, entrance hall and a stunning open-plan kitchen, dining and snug area featuring a centre island, glazed roof lights and bi-fold doors opening onto the enclosed rear garden. A separate bay-fronted living room benefits from wooden bi-fold doors opening into the main living area, while the ground floor also includes a utility room, cloakroom and office/store room. Upstairs are three double bedrooms and a beautiful four-piece family bathroom. Outside, the property benefits from a low maintenance enclosed rear garden with gated side access, off-road parking for two to three vehicles and a part-converted garage providing useful storage.

- Extended Three Double Bedroom Detached Family Home
- Open-Plan Living Area With Bi-Fold Doors Leading Out Onto The Enclosed Garden
- Bay-Fronted Living Room With Bi-Fold Doors Opening Into The Main Living Area
- Part Converted Garage For Storage & Home Office/Store Room/Gym
- Beautifully Presented Throughout
- Beautifully Fitted Kitchen With Centre Island & Glazed Roof Lights
- Utility Room & Downstairs Cloakroom
- Located Within Lodmoor

Full Description

Entrance to this stunning family home is via a front aspect double glazed composite door leading into a spacious porch, with a side aspect double glazed window, tiled flooring and a further composite door opens into a welcoming entrance hall. Stairs rise to the first floor and attractive herringbone LVT flooring runs throughout the ground floor, excluding the separate living room, cloakroom and utility room. The ground floor accommodation includes a cloakroom fitted with a low-level WC and vanity



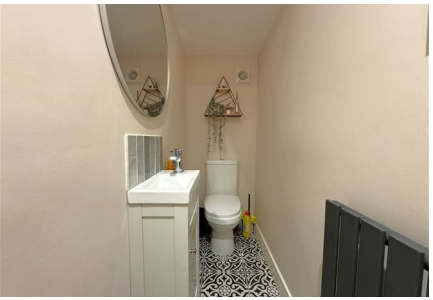




This beautifully presented three double bedroom extended detached family home is located within Lodmoor, close to well-regarded schools, local amenities & The Lodmoor Country Park.











wash hand basin, while the bay-fronted living room features glazed wooden bi-fold doors opening into the main living space, creating a wonderful flow throughout the home. Part of the garage has been converted to provide a versatile office, gym or playroom, with two side aspect double glazed windows and an internal door leading to the remaining garage space offering excellent storage, power, lighting and double wooden doors opening onto the driveway. The utility room is fitted with eye and base units work surface over, a sink unit and space and plumbing for both a washing machine and tumble dryer, while a side aspect door provides access to the garden.

The impressive open-plan living area is undoubtedly the heart of the home, offering superb space for modern family living and entertaining. The beautifully fitted kitchen comprises a range of eye and base level units with quartz worktops, a central island with breakfast bar seating and integrated appliances including an oven, four-ring induction hob, dishwasher and fridge/freezer. The dining and snug areas enjoy an abundance of natural light from glazed roof lights, while rear aspect bi-fold doors open seamlessly onto the garden, bringing the outside in.

The first floor provides a landing area with loft access via a hatch and doors leading to the three double bedrooms and family bathroom. The principal bedroom is a generous double bedroom


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with ample space for a range of furniture and a front aspect double glazed window. Bedroom two is a further spacious double, enjoying a front aspect double glazed dormer window plus a side aspect double glazed window while bedroom three is another well-proportioned double overlooking the rear garden through a double glazed window. Completing the first floor is a stunning family bathroom fitted with a stylish four-piece suite comprising a freestanding bath with floor-mounted mixer tap, walk-in shower enclosure with rainfall shower system, low-level WC and wall-hung vanity wash hand basin. The bathroom is further enhanced by fully tiled walls and flooring, a heated towel rail and a rear aspect double glazed window.

Outside to the rear is an enclosed and low-maintenance garden, featuring a beautiful tiled patio abutting the property, providing the perfect space for outdoor seating and dining. The remainder of the garden is laid to artificial lawn, with gated side access. To the front, the garden is laid to shingle and a block paved driveway provides off-road parking for two to three vehicles.

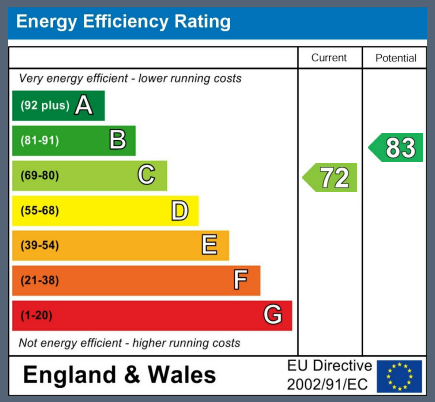


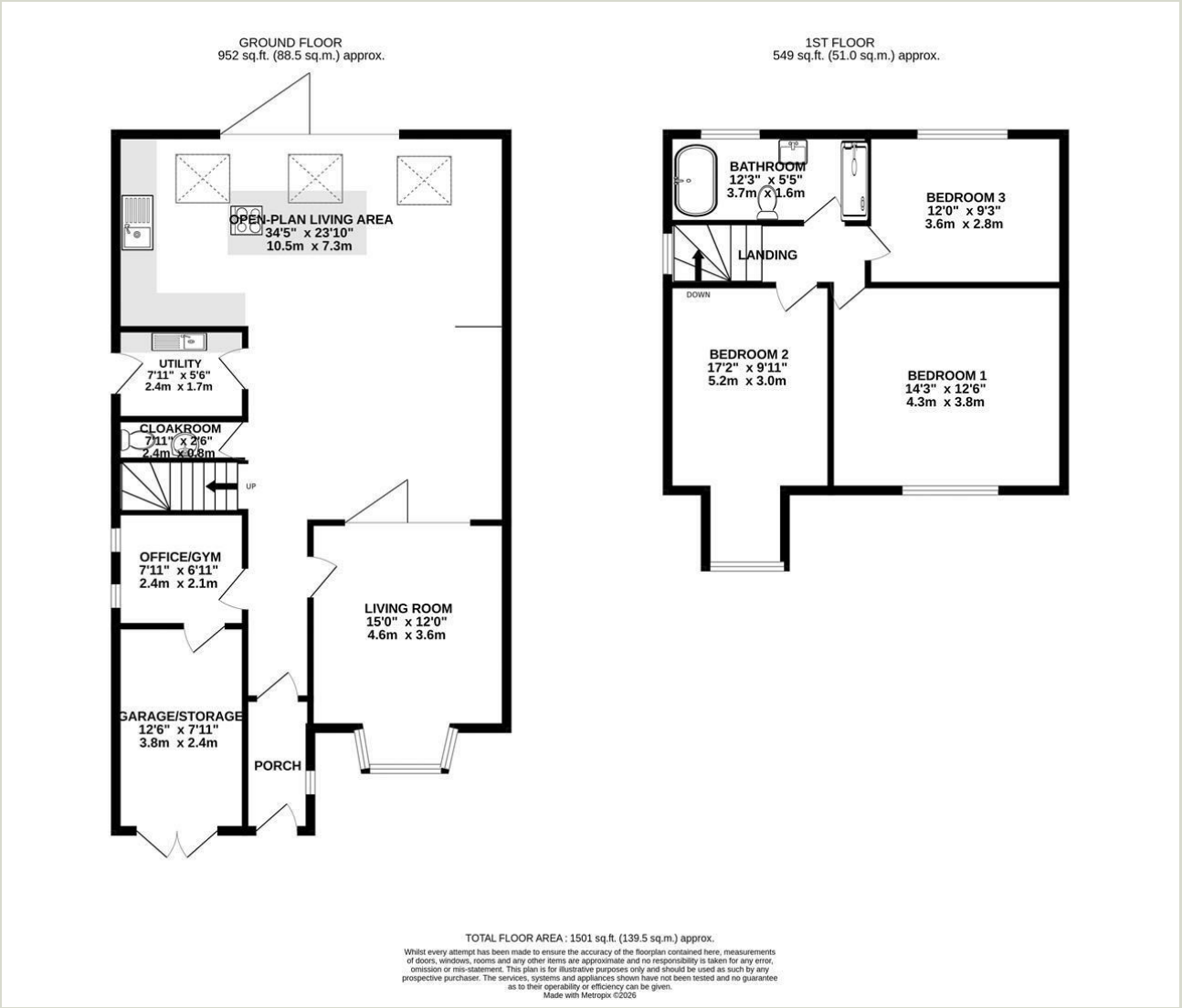


Impressive open-plan living area with a beautiful fitted kitchen and centre island.









We value more than your property

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