

Marlow Road | Rodwell | Weymouth | DT4 8SF

Offers Over £425,000

BEAUMONT JONES

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We are delighted to offer a modern and versatile two/three double bedroom detached bungalow located within a quiet cul-de-sac in the prestigious location of Rodwell adjacent to Newton's Cove and easy access to the Rodwell Trail. Boasting spacious accommodation, off road parking for up to three vehicles and an integral garage just moments away from Brewers Quay, The Nothe and harbour, this property must be viewed to be appreciated. The accommodation includes a spacious lounge/diner, kitchen, en-suite to the master bedroom, generous sized garden room, further reception/studio/bedroom three and a low maintenance rear garden. This property would make an excellent downsize/holiday home/holiday let.

- Two/Three Double Bedroom Detached Bungalow
- Integral Garage & Off Road Parking For Up To Three Vehicles
- Spacious Lounge/Diner Plus Further Reception Room/Studio/Bedroom Three
- Low Maintenance Rear Garden
- Perfect Downsize/Holiday Home/Holiday Let
- Versatile Living
- Cul-de-Sac Within The Prestigious Location of Rodwell
- En-Suite to Master Bedroom Plus Main Bathroom
- Generous Sized Garden Room
- Must Be Viewed To Be Appreciated

Full Description

Entrance into this wonderful and spacious bungalow is via a side aspect double glazed composite door leading into a warm and welcoming hall, LVT flooring built-in storage/airing cupboard, loft access via a hatch with a pull down ladder. This bungalow flows beautifully throughout with doors leading through to all accommodation including the integral garage. The fitted kitchen is a generous size offering a range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring gas hob and extractor fan over, space and plumbing for a dishwasher, fridge/freezer, undercounter fridge/freezer or washing machine. LVT flooring and a side aspect double glazed window. The spacious lounge/diner boasts dual aspect double







Built in 2005 this versatile bungalow is located in a quiet cul-de-sac within the prestigious location of Rodwell, just moments away from Brewers Quay, The Nothe, harbour and the town centre.











glazed sliding patio doors leading through to the garden room and further reception/studio/bedroom three, two side aspect double glazed windows, coal effect electric fire with fan heater set within a beautiful marble hearth and surround, LVT flooring and plenty of space for a dining table and chairs.

The garden room is a timber framed construction and a great add on creating a further enclosed seating area, perfect for relaxation and for entertaining guests with windows and double doors leading out onto the low maintenance garden. The further reception room was originally a conservatory, this has now been turned into a further bedroom by the current owners. This can also be used as a studio/ further reception room/dining room/guest bedroom or even turned back into a conservatory. This has an insulated roof with a glass roof lantern, dual aspect double glazed windows, wall mounted radiator, power points, side aspect door leads through to the garden room and a further door leads into a newly fitted shower en-suite comprising a shower cubicle, floating vanity wash basin and a low level WC. This would make an excellent guest bedroom with en-suite facilities or for holiday letting.

The master bedroom is a generous sized double offering a side aspect double glazed window, set of sliding patio doors leading into the garden room and a door leads through to the shower en-suite. The modern style suite comprises a shower cubicle with a wall mounted mixer shower system, wash hand basin, low level WC and a side aspect double glazed window. Bedroom two is a further generous sized double boasting fitted sliding door wardrobes and two front aspect double glazed windows. The main bathroom has a modern style suite comprising a panel enclosed bath with shower attachment over and screen attached, low level WC, wash hand basin and a Velux skylight.

The integral garage has an electric up and over door, power, lighting, space and plumbing for a washing machine, tumble dryer, chest freezer, wall mounted gas combi boiler providing full central heating and a side aspect double glazed window.

Outside offers an enclosed and low maintenance rear garden laid to patio with raised planted borders and gated side access. The











front offers a driveway providing off road parking for up to three vehicles. The driveway is big enough for a motorhome up to 6.5m.

Centrally located within a quiet cul-de-sac in Rodwell adjacent to Newtons Cove and easy access to Rodwell trail with a path leading up to Netherton Road & Bincleaves Road. 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 Tax Band D.

Services: - Gas central heating. Mains 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.

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





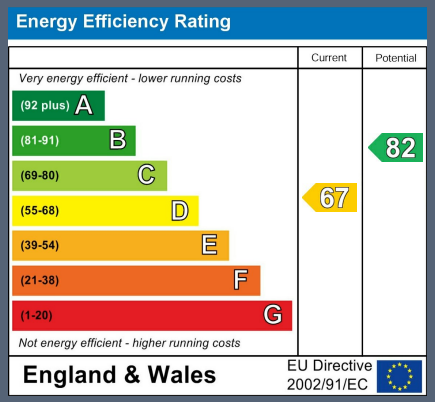
This would make an excellent downsize/holiday home/holiday let boasting a low maintenance rear garden.

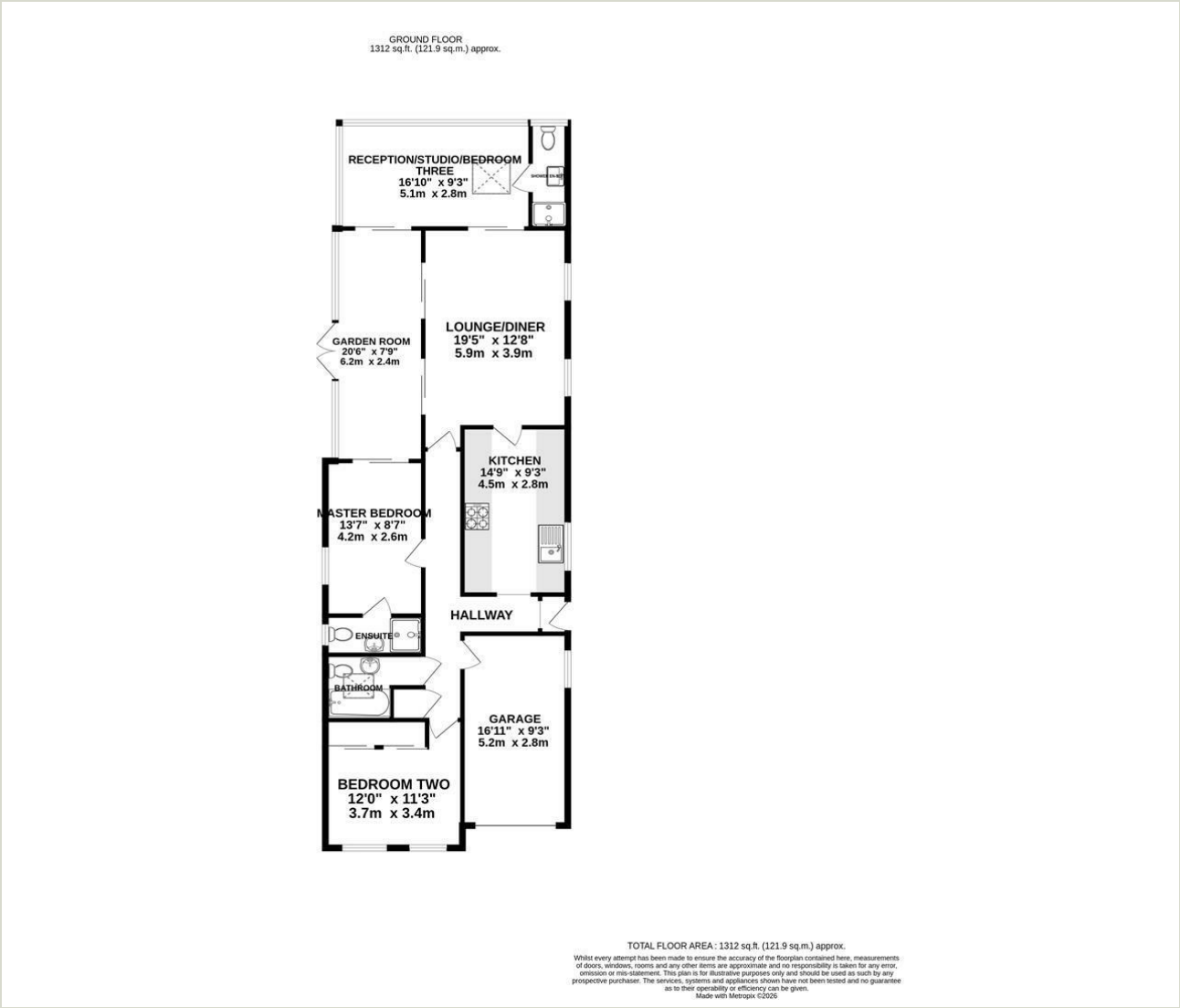












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We value more than your property