

Dorchester Road | Redlands | Weymouth | DT3 5AR

£480,000

BEAUMONT JONES

Dorchester Road | Redlands
Weymouth | DT3 5AR
£480,000

Offered for sale is this extended three-bedroom detached family home, situated within the ever-popular Redlands area and conveniently located within walking distance of highly regarded schools and local amenities. The property benefits from a substantial rear extension, creating a spacious kitchen/dining room and snug with underfloor heating and bi-fold doors opening onto the generous rear garden. A ground-floor home office provides an ideal space for those working remotely. Further accommodation includes a separate bay-fronted living room with a wood-burning stove, a larger-than-average integral garage, cloakroom, utility cupboard, inner lobby providing additional storage, and a covered lean-to. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by two further bedrooms and a family bathroom. Externally, the property offers ample off-road parking for several vehicles, a generous rear garden, and the added benefit of a heated outdoor swimming pool.

- Extended Three Bedroom Detached Family Home
- Larger Than Average Integral Garage With A Cloakroom
- En-Suite To The Master Bedroom & Main Family Bathroom
- Driveway Providing off Road Parking For Several Vehicles
- Large Rear Extension Creating a Kitchen/Diner & Snug With Bi-Fold Doors
- Home Office & Separate Bay-Fronted Living Room
- Generous Sized Rear Garden With a Heated Swimming Pool
- Close To Well-Regarded Schools & Local Amenities

Full Description

Entrance to this attractive 1930s extended detached family home is via a double glazed front door opening into an enclosed storm porch, with a further stained-glass door leading into a spacious and welcoming entrance hall. The hall features stairs rising to the first floor, understairs storage, attractive stained-glass windows and access to the principal ground floor rooms.

To the front of the property, the bay-fronted living room provides a cosy retreat, centred around a wood-burning stove. Also located on the ground floor is a dedicated home office, currently utilised for storage but offering an ideal workspace with power points, internet connection and a side aspect double glazed window. The heart of the home is the impressive extended open-plan kitchen, dining and family area. Designed for modern family







Generous rear extension creating a kitchen/diner & snug with underfloor heating and bi-fold doors opening out onto a generous sized garden and heated swimming pool.











living and entertaining, this generous space benefits from underfloor heating, rear aspect bi-fold doors opening directly onto the garden, flooding the room with natural light. The kitchen is fitted with a range of eye and base level units with work surfaces over, a sink unit with mixer tap, boiling water supply and waste disposal, space and plumbing for a dishwasher, American-style fridge/freezer, and a useful walk-in pantry. Two glazed roof lanterns and a rear aspect window further enhance the bright and airy feel. There is ample space for a large dining table and chairs, while a utility cupboard provides space and plumbing for a washing machine and tumble dryer. The adjoining snug, currently arranged as a home gym, offers a versatile reception area and would make an excellent family room or relaxation space. An inner lobby provides additional storage and gives access to the integral garage and covered side lean-to. The larger-than-average garage benefits from an electric up-and-over door, power and lighting, and access to a cloakroom fitted with a low-level WC and wash hand basin. Completing the ground floor accommodation, the covered side lean-to offers excellent storage and practical access to the rear garden via a double glazed door.

The first floor accommodation is accessed via a central landing featuring a side aspect double glazed window, built-in airing cupboard housing the gas-fired boiler (approximately two years old), and loft access via a pull-down ladder. The loft is partially boarded and offers potential for conversion, subject to the necessary planning permissions and building regulations.

The principal bedroom is a generous double room enjoying a front aspect double glazed bay window, fitted wardrobes and bedroom furniture. A door leads through to the en-suite shower room, fitted with a shower cubicle, vanity wash hand basin and low-level WC. Bedroom two is a further well-proportioned double room with a rear aspect double glazed window overlooking the garden. Bedroom three is a single bedroom benefiting from a front aspect double glazed window and useful built-in storage over the stairwell. The family bathroom is fitted with a modern suite comprising a P-shaped panel enclosed bath with mixer shower over and fitted screen, vanity wash hand basin with storage beneath, low-level WC, heated towel rail and a rear aspect double glazed window.

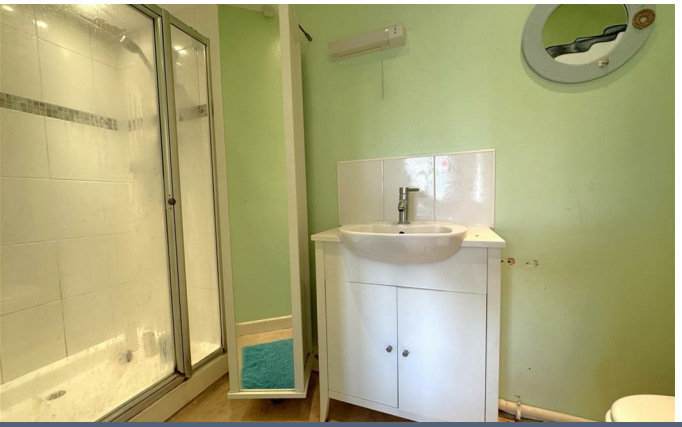
Outside:

To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn and ideal for families and outdoor




THIS IS NO JUST FOOD







entertaining. A substantial patio area adjoins the property, providing ample space for outside dining and seating, while the heated swimming pool, approximately 4ft deep, creates a fantastic feature for enjoying the warmer months. Further benefits include a large detached shed/workshop with power and lighting, established trees and shrubs, and raised planted borders adding colour and interest throughout the garden. To the front, the property offers extensive off-road parking for several vehicles and a garden shed with power supply.

Location:

The property is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside plus train links direct to London Waterloo. from Upwey station which is a short walk away.

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

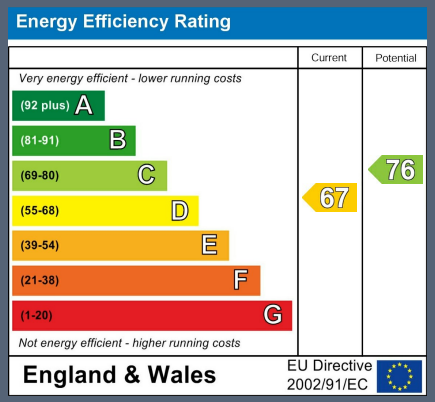


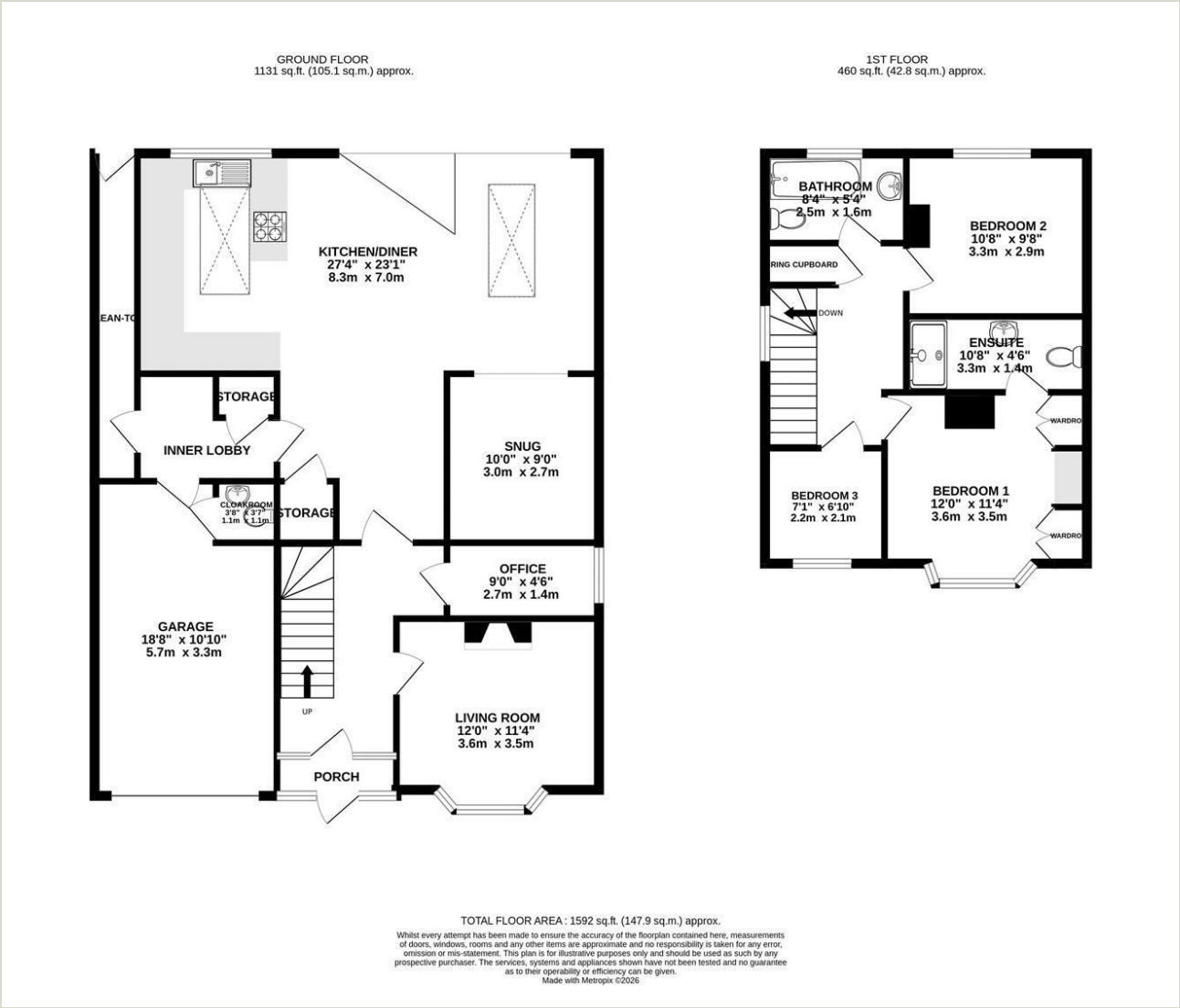


Located within Redlands with well-regarded schools and local amenities close by.









33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

We value more than your property