

Dorchester Road | | Weymouth | DT3 5EQ

Asking Price £725,000

Hull Gregson Hull

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A very substantial detached residence located in this highly desirable and convenient position at Lodmoor, close to excellent local amenities and a short journey into town and the sea front. The property has two well proportioned reception rooms. a very spacious kitchen/ dining/ living space looking on to a large attractive enclosed private rear garden, there is also two separate utility rooms one which doubles as a boot room and a separate cloakroom to the ground floor level. To the first floor there is, four double bedrooms and two family bathrooms, then from the landing there a step ladder up to a huge attic room which could be converted into two further bedrooms and a further bathroom (Subject to planning permission).

To the front of the property there is off road parking for several vehicles leading to a double length garage with power and lighting. and rear access to a generous size mature landscaped garden with a feature outdoor garden kitchen, storage shed and a large greenhouse, patio areas, mature shrubs and trees a feature water stream, mature pond and flower beds and borders.

Viewing is a must to appreciate the magnificence of this wonderful period feature property.

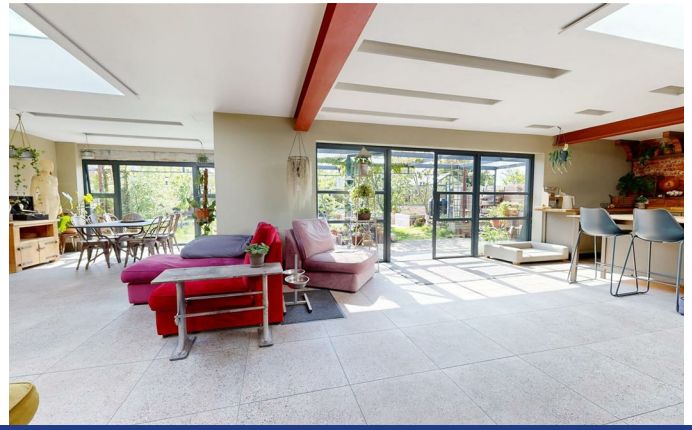
- SUBSTANTIAL DETACHED PERIOD RESIDENCE
- WELL PROPORTIONED ROOMS THROUGHOUT
- FEATURE KITCHEN/ DINING/ LIVING ROOM
- MODERNISED TO A VERY HIGH STANDARD
- DESIRABLE RESIDENTIAL POSITION AT LODMOOR
- GOOD OFF ROAD PARKING FOR SEVERAL VEHICLES
- DOUBLE LENGTH GARAGE TO SIDE & OUTDOOR GARDEN KITCHEN
- LARGE ENCLOSED PRIVATE REAR GARDEN

ENTRANCE VESTIBULE
Attractive tiled flooring, door into:

ENTRANCE HALLWAY
Two panel radiators, feature exposed brickwork to one wall with wood burner, tiled flooring, and large under stair cupboard housing electrics and broadband systems with CAT6 hardwired into all principle rooms.

CLOAKROOM
Window to side, low level WC, wash hand basin inset to cabinet, tiled flooring, heated towel rail, and extractor fan.



















LIVING ROOM

20'3" x 15'2" (6.18m x 4.64m)

Double aspect room, bay window to front, three panel radiators, feature exposed brick work to one wall, attractive parquet flooring, and coved ceiling.

SECOND RECEPTION ROOM

16'0" x 12'9" (4.90m x 3.90m)

Bay window to front, panel radiator, attractive parquet flooring, and chimney breast.

KITCHEN/ DINING/ FAMILY ROOM

38'2" x 28'11" (11.64m x 8.82m)

L' Shaped room, large feature windows and doors to the rear opening onto the garden terrace, sky lighting and down lighting, exposed feature beams and brickwork, and tiled flooring with underfloor heating, a range of custom built base and wall units to one side with a island, a built in oven and induction hob, a double drainer sink with mixer tap, a dining and living area, and doors to:

UTILITY/ BOOT ROOM

Door to side and skylight, a range of storage cupboards, space and plumbing for wash hand basin and built in dog shower unit with tiled surrounds and tiled flooring with underfloor heating, and plumbing for washing machine and dryer.

ADDITIONAL UTILITY AREA

Window to side, storage cupboards housing boiler and hot water tank.

FIRST FLOOR LANDING

Window to side, large loft hatch with fold down ladder leading up to loft room, and door to:

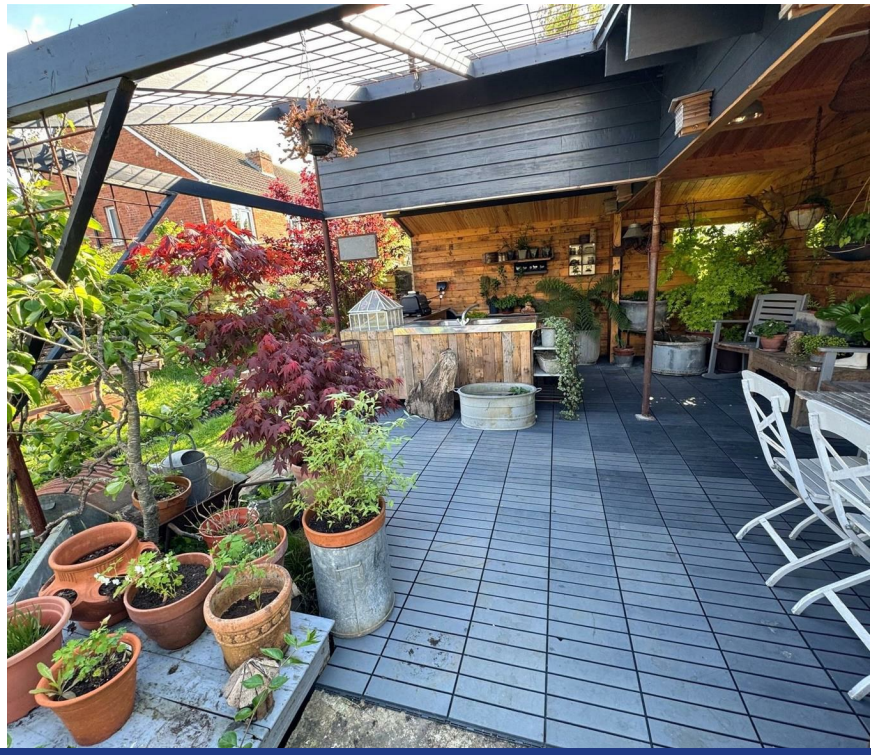
BEDROOM ONE

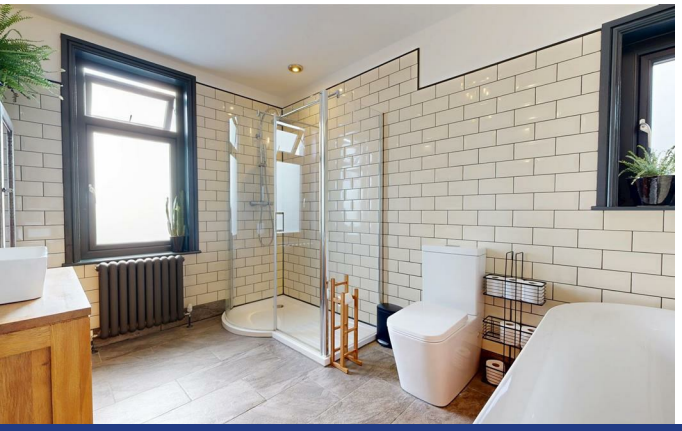
16'0" x 12'1" (4.90m x 3.70m)

Bay window to front, and two panel radiators.















BATHROOM ONE

Double aspect room, attractive tiled walls and flooring, large glazed shower unit with wall mounted shower, freestanding bath with pillar mixer taps and hand shower, wash hand basin inset into cabinet, low level WC, wall radiator, ceiling mounted extractor fan and spotlights.

BEDROOM TWO

12'7" x 11'1" (3.84m x 3.39m)

Bay window to front, exposed brick work to one wall, and panel radiator.

BEDROOM THREE

15'3" x 8'10" (4.67m x 2.71m)

Window to rear, feature wood cladding to one wall, and panel radiator.

BEDROOM FOUR

12'1" 10'8" (3.69m 3.27m)

Window to rear, feature exposed brick work to one wall, and panel radiator.

BATHROOM TWO

Window to front, freestanding bath with mixer and hand shower, walk in glazed shower cubicle with wall shower and tiled splash backs, tiled flooring, low level WC, wash hand basin inset to cabinet, heated towel rail, and wall radiator and extractor fan and exposed brick work wall.

ATTIC ROOM

35'1" x 34'6" (10.70m x 10.52m)

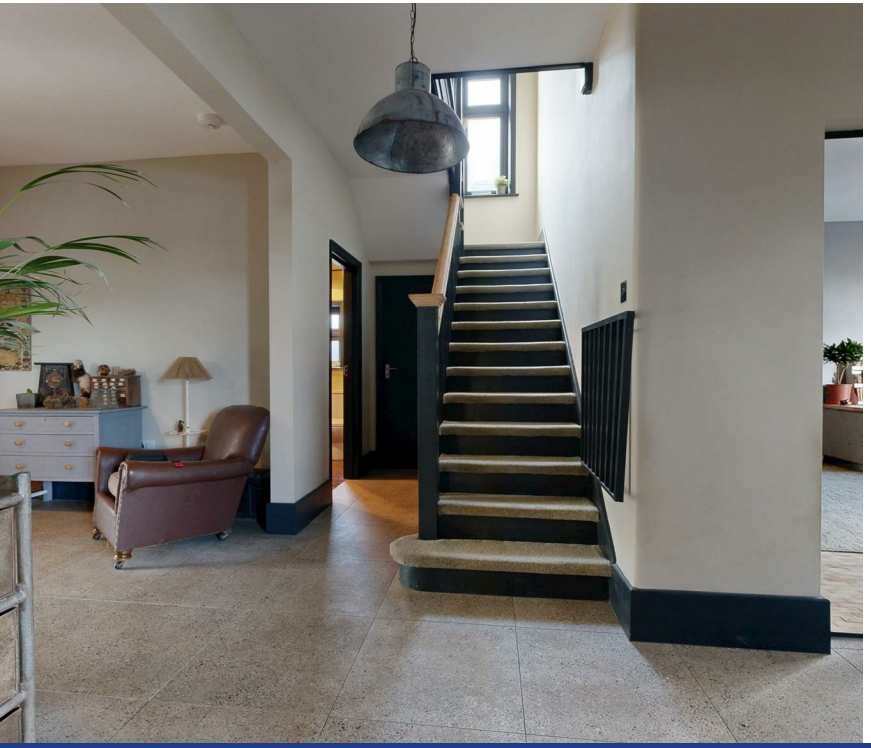
Maximum Measurements T' shaped room, with five Velux windows and window to rear, which could be converted into additional bedrooms and a further bathroom (Subject to planning permission).

OUTSIDE

To the front there is very generous off road parking for several vehicles with an electronic access gate, the garage is to the side of the house with through access to a generous size mature rear garden with a terraced area flowing from the main living space with seating with a mesh roof and an attractive vine, leading to a lawned garden with mature shrubs and trees, flower beds and borders, a well designed water feature system with a running stream and mature pond. One of the main features is a large fitted out GARDEN KITCHEN with a timber roof and walled areas with tiled flooring, a twin bowl stainless steel sink unit with mixer tap, a cooking area and dining seating areas and storage cupboards, and a storage shed to the side. In addition there is a large











brick built and glazed greenhouse and raised timber vegetable planting beds. outside water taps and power and lighting and additional side access gate providing front and rear access.

GARAGE

29'4" x 8'9" (8.95m x 2.67m)

Double length garage with electric roller door, power and lighting and working benches and shelving, with rear access to garden.

COUNCIL TAX

Band F

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





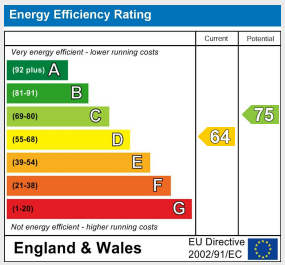

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