



Lynmoor Road Greenhill, Weymouth DT4 7TW

- Substantial Detached Residence
 - Six / Seven Bedrooms
 - Ground Floor Shower Room & Wet Room
- Mostly Double Glazed with Gas Central Heating
 - Front & Rear Gardens
- Abundant Potential for Modern Family Living
 - Three / Four Reception Rooms
 - First Floor Bathroom & Shower Room
- Two Driveways & Internal Garage
- Close Proximity to Greenhill Beach

Asking Price £725,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hallway

Sitting Room

12'11" max x 17'3" max

Kitchen / Dining Room

28'10" max x 16'2" max

Shower Room

4'8" x 5'10"

WC

Reception / Bedroom

16'6" max x 8'8" max

Wet Room

5'11" x 9'7"

Study

10'4" max x 12'1" max

FIRST FLOOR

First Floor Landing

Bedroom One

13'2" x 13'9"

Bedroom Two

12' x 12'6"

Bedroom Three

12'11" x 12'10"

Bedroom Four

16'12" x 9'11"

Bedroom Five

6'6" x 8'9"

Bedroom Six

6'9" x 8'9"

Shower Room

6'7" x 6'8"

Bathroom

7'10" max x 8'3" max

OUTSIDE

Front Garden & Two Driveways

Integral Garage

Rear Garden





A rare opportunity to acquire a substantial detached residence, enviably positioned within a short stroll of Greenhill Beach and Lodmoor Country Park in one of Weymouth's most sought-after locations.

This impressive home offers generous and flexible accommodation throughout. A large entrance porch opens into a very spacious hallway with stairs rising to the first floor and doors leading to the principal sitting room, a ground floor shower room and an expansive kitchen / dining room – ideal for modern family living and entertaining. The sitting room is positioned to the front of the property, boasting a large bay window allowing an abundance of natural light whilst overlooking the attractive front lawn.

The kitchen offers ample work surfaces including a large breakfast bar with a range of wall and base units, integral oven and hob as well as space for appliances under counter. The triple aspect dining area offers a further bay window and double doors out to the garden with access to two storage cupboards and downstairs cloakroom. From the kitchen / dining area, additional rooms currently arranged as a bedroom with its own ensuite wet room can be found. This versatile space could equally serve as a guest suite, home office or annexe-style accommodation, depending on individual requirements.

To the first floor, a spacious landing leads to six bedrooms, four of which are excellent-sized doubles, offering ample

space for growing families or those seeking work-from-home options. The layout provides flexibility and scope to tailor the accommodation to suit a variety of lifestyles.

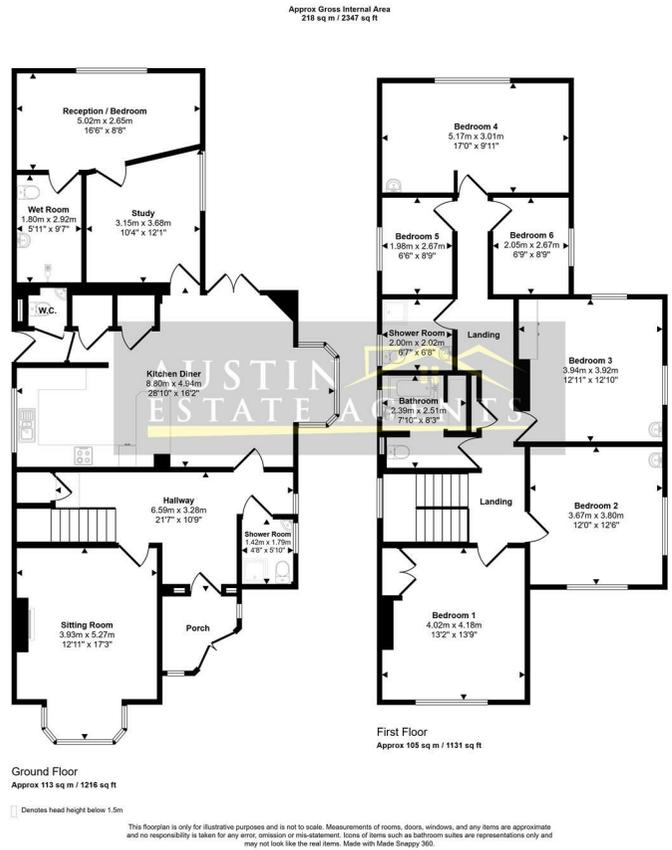
Externally, the property continues to impress. The rear garden is fully enclosed and predominantly laid to lawn, complemented by pleasant planting to the borders, creating a private and attractive outdoor space. To the front, the garden features two driveways surrounding a central lawned area, with one driveway leading to an integral garage, providing ample off-road parking.

Greenhill remains one of Weymouth's most desirable residential areas, prized for its proximity to the seafront, open green spaces and the local shops and amenities at Lodmoor Hill. Weymouth town centre with its many restaurants, bars, cafes, shops and theatre is a short drive away.

For further information, or to make an appointment to view this amazing property, contact the team at Austin Estate Agents.



**Local Authority Dorset Council
Council Tax Band G
EPC Rating**



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