



Milton Crescent

Lodmoor, Weymouth DT4 7NA

- Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Rear Garden
- Situated on a Larger than Average Plot
- Modern Fitted Kitchen, Separate Utility & Storage Room
- Family Bathroom & Ground Floor Cloakroom
- Front Driveway
- Close to the Local Shops & Amenities in Lodmoor

Asking Price £300,000 Freehold





GROUND FLOOR

Entrance Hallway

Lounge
10'12" x 10'4"

Dining Room
11'4" x 10'2"

Kitchen
9'7" x 16'9"

Lobby

Storage Room
7'1" x 5'12"

Utility Room
6'2" x 4'2"

Ground Floor WC

FIRST FLOOR

First Floor Landing

Bedroom One
9'3" to wardrobes x 10'6"

Bedroom Two
11'1" x 9'12"

Bedroom Three
9'11" x 8'12"

Bathroom
6'10" max x 7'1" max

OUTSIDE

Front Driveway

Rear Garden

We are pleased to present this well-proportioned family home, set on a larger-than-average plot within a quiet cul-de-sac in the sought-after residential area of Lodmoor. The accommodation includes a separate lounge, dining room, kitchen, ground floor WC, utility room, and storeroom, along with three double bedrooms and a family bathroom. Externally, the property benefits from a block-paved driveway to the front and a generous rear garden. Early viewing is highly recommended to fully appreciate all that this home has to offer.

The welcoming reception hallway provides access to both the lounge and kitchen, with stairs rising to the first floor. The spacious lounge enjoys a large double-glazed window, allowing for an abundance of natural light. The kitchen is fitted with a contemporary range of wall and base units with coordinating work surfaces and features a double-glazed window. A side doorway leads seamlessly into the dining room, which offers ample space for a dining table and additional furnishings.

Upstairs, there are three well-sized double

bedrooms, with the principal bedroom benefiting from fitted wardrobes along one wall. The family bathroom is appointed with a modern suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with shower over.

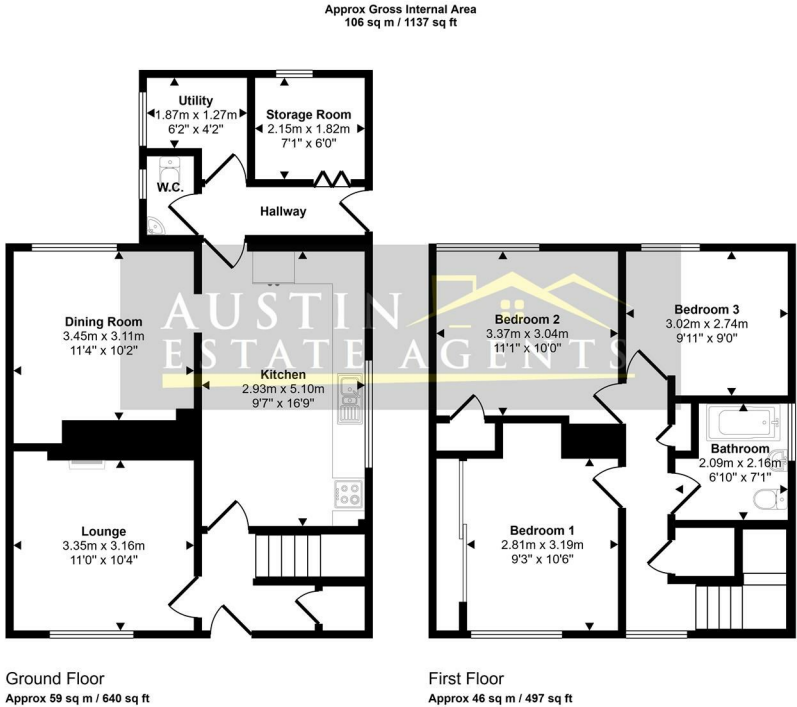
To the front, a block-paved driveway provides off-road parking and gated side access to the rear garden. The larger-than-average rear garden features a raised decking area adjoining the property, with the remainder mainly laid to lawn and complemented by attractive planting. Two garden sheds add further practicality.

The property is ideally located close to local shops and amenities, including a doctor's surgery and post office. Regular bus routes provide convenient access to surrounding areas, including Weymouth town centre, while the nearby relief road offers easy connections to Dorchester and beyond.

For further details or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **D**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

