



## Clarendon Avenue Redlands, Weymouth DT3 5BG

- Semi Detached Family Home
- Three Bedrooms
- Fitted Kitchen with Separate Utility Area
- Gas Central Heating & Double Glazing
- Driveway for Multiple Vehicles & Integral Garage
- Situated on a Generous Plot
- Spacious Lounge / Diner & Conservatory
- Family Shower Room & Ground Floor WC
- Well Maintained Front & Rear Gardens
- No Onward Chain

**Offers In The Region Of £400,000 Freehold**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Porch**

**Hallway**

**Lounge / Diner**

11'10" max x 22'9" max

**Kitchen**

11'3" x 8'10"

**Utility Room**

8'2" max x 9'5" max

**Conservatory**

9'2" x 9'8"

### FIRST FLOOR

**First Floor Landing**

**Bedroom One**

12'1" x 10'1"

**Bedroom Two**

11'10" x 9'11" plus recess

**Bedroom Three**

9'10" max x 8'8" max

**Shower Room**

6'8" x 6'6"

### OUTSIDE

**Front Garden**

**Driveway**

**Integral Garage**

**Rear Garden**

Nestled in the desirable Redlands area of Weymouth, this charming semi-detached family home on Clarendon Avenue presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a generous lounge/diner, which runs the length of the house. This inviting space is filled with natural light, thanks to a large front window adorned with plantation shutters and patio doors that open onto the beautifully maintained rear garden. A delightful conservatory is perfect for relaxation or entertaining.

The fitted kitchen is equipped with a range of eye and base units, an integral electric hob, and a double oven, with ample space for additional appliances. A useful utility room extends from the kitchen, providing practicality for everyday living. The ground floor also features a convenient WC.

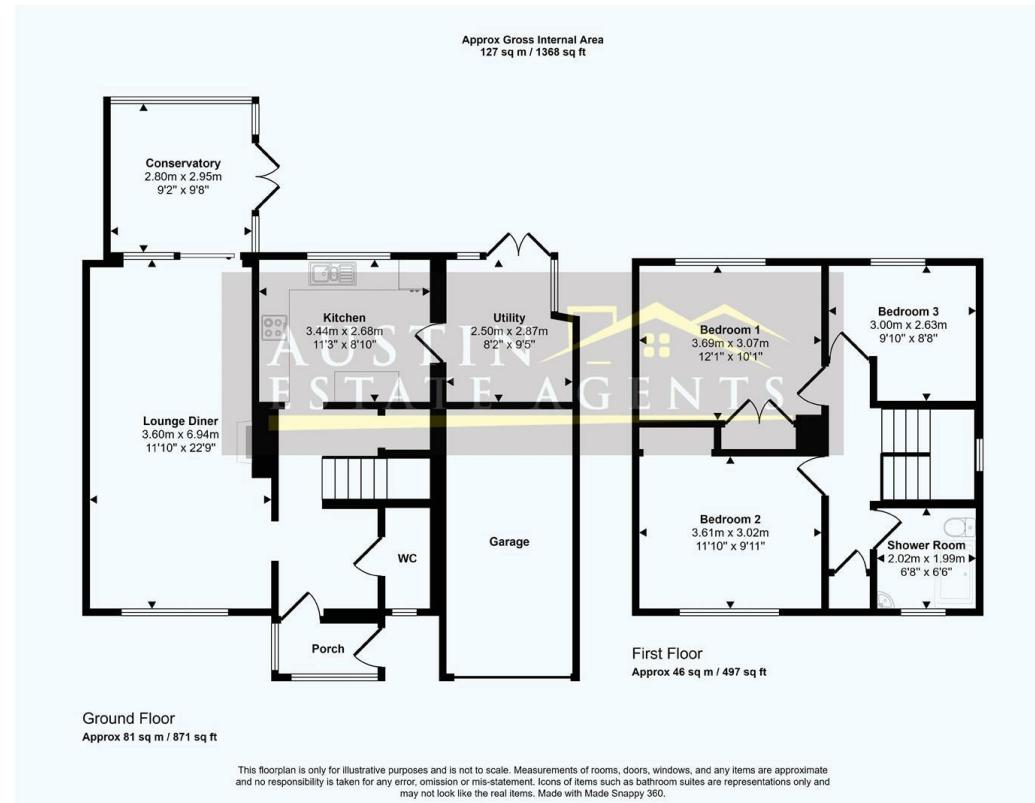
Upstairs, the landing leads to three bedrooms, each with attractive views. The master bedroom benefits from built-in storage, while the second bedroom features plantation shutters. The family shower room is modern and well-appointed, comprising a double shower cubicle, wash hand basin, and WC.

Externally, the property is set on a generous plot with a front garden mainly laid to lawn and planted borders. A double driveway provides off-road parking for two vehicles and leads to an integral garage with an electric roller door. The rear garden is a sunny oasis, complete with patio seating areas, a lawn, mature planting, and a charming wooden summer house.

Conveniently located near local shops, amenities, and a highly regarded primary school, this home also offers easy access to bus routes and the Weymouth relief road. This property is a wonderful blend of comfort, space, and location, making it a must-see for prospective buyers.



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



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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.

