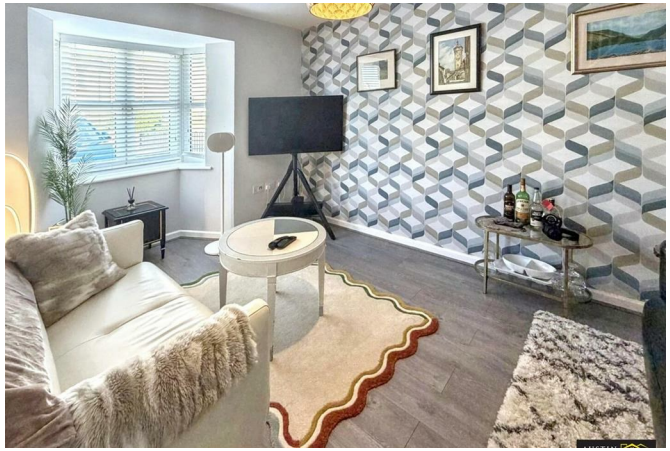


Lodmoor Hill Lodmoor, Weymouth DT4 7FH

Asking Price £380,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge
9'7" max x 15'6" max

Kitchen / Dining Room
15'11" x 10'

FIRST FLOOR

First Floor Landing

Bedroom Two
9'7" x 14'2"

Bedroom Three
8'11" x 13'2"

Shower Room
6'8" max x 6'4" max

SECOND FLOOR

Bedroom One
12'4" max x 14'1" max

En-Suite Bathroom
11'8" max 7'8" max

OUTSIDE

Front Driveway

Rear Garden

- **Stunning Family Home**
- **Finished to an Excellent Standard Throughout**
- **Three Double Bedrooms**
- **Contemporary Kitchen / Dining Room**
- **Spacious Lounge with Bay Window**
- **First Floor Shower Room, Second Floor En-Suite Bathroom & Ground Floor WC**
- **Energy Efficient Gas Central Heating & Double Glazing**
- **Front Driveway**
- **Low Maintenance Rear Garden**
- **Close to Local Shops & Amenities in Lodmoor**

We offer to market a superbly presented and stunning modern house with an eye for detail in the newly updated decor, evident throughout. Built circa 2015, the house has received many improvements, which creates a wow factor from the minute you approach the house via the smart stone paved driveway, allowing parking for two vehicles.

The entrance hall features wood flooring leading into the kitchen and lounge; glass doors allow light to enhance these living spaces. Downstairs radiators have been replaced with modern upright versions and controls for heating / hot water are provided on each floor to allow for personalised temperature settings for all seasons. Downstairs, wooden oak stained doors house a modern cloakroom & a spacious under the stairs cupboard provides ample storage room and currently houses a condenser tumble dryer.

The airy lounge with bay windows and blinds features newly laid wooden laminated flooring and a striking feature wall. The kitchen was completely replaced and upgraded recently and is the showpiece of the house, featuring an island with electric hob. Hanging lights and floor light strips create three different lighting zones. Modern dark blue units house a double oven, fridge-freezer, dishwasher and washing machine. The efficient Valiant boiler is neatly hidden within a cupboard and has been recently serviced. White Corian worktops and hand painted gold leaf cupboard doors complete the modern look.

Superb security locking bi-fold doors open fully onto a gorgeous, easily maintained south-facing garden, with artificial grass and a patio area. The fencing, decking area and raised timber shed have been meticulously cared for. There is a discreet hidden bin area and garden gate provides access at the rear of the property. This wonderful and private garden is a wonderful social space for entertaining and alfresco dining, capturing the sun until late evening.











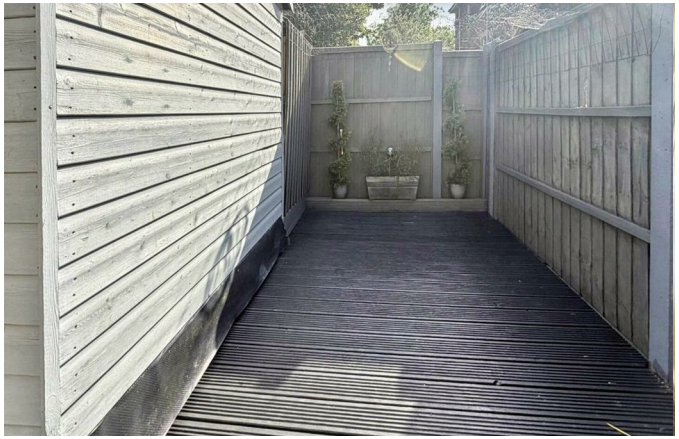


A carpeted staircase leads to first floor landing with large cupboard storage. Two double bedrooms have been tastefully decorated with feature walls, modern night-day blinds and brand new carpets. Both bedrooms are served by a newly refurbished luxury shower room featuring wet panels and a mains water supplied push button Mira shower.

The second floor is reserved for a spacious and airy principal bedroom which has a new carpet and can easily host a super king bed. The is a large walk-in wardrobe with automatic light for all your storage needs. A wow factor is created when entering the newly designed shower/bathroom via a neatly folding door. Features include an electric towel rail, modern wet panelling on walls and ceiling, large free standing bath and a double sized walk-in shower with Mira push-button shower. Discreet ambient lighting in the ceiling and bath recess creates true spa like experience.

No expense has been spared by the current owner in creating a truly amazing space to live. Viewing is highly recommended to fully appreciate the accommodation offered.

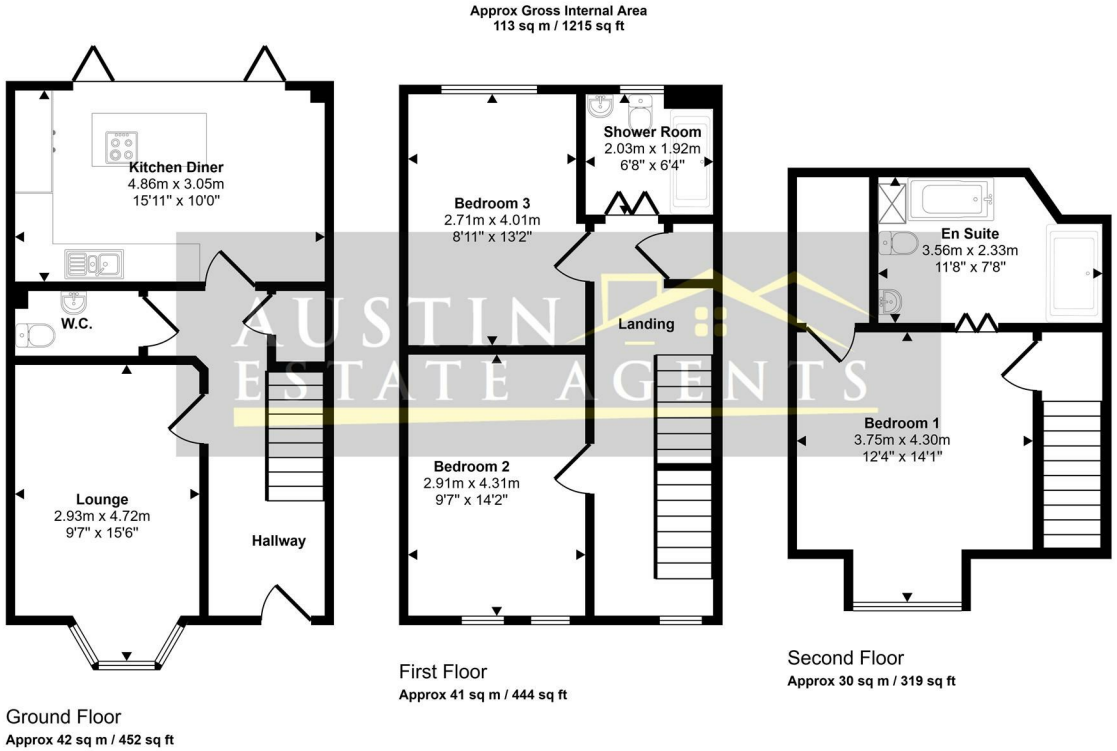








Local Authority Dorset Council
Council Tax Band D
EPC Rating



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.

Austin Property Office

3 Warners Mill Silks Way, Braintree, Essex, CM7 3GB

Contact

01305 858470
info@austinpropertyservices.co.uk
www.altosoftware.com

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.