



Kitchener Road Westham, Weymouth DT4 0LN

- Semi Detached Family Home
 - Three Bedrooms
- Contemporary Kitchen / Diner
- Double Glazing & Gas Central Heating
 - Rear Garden
- Extensively Refurbished Throughout
 - Front Aspect Lounge
 - Modern Bathroom
 - Front Driveway
- Situated in a Popular Residential Location

£270,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge

12'4" x 9'6"

Dining Area

9'1" x 12'5"

Kitchen

8'8" x 9'

FIRST FLOOR

First Floor Landing

Bedroom One

9'11" x 13'5"

Bedroom Two

10'11" x 8'10"

Bedroom Three

8'6" max x 8'6" max

Bathroom

8'3" x 5'5"

OUTSIDE

Front Driveway

Rear Garden

We are delighted to present this beautifully refurbished family home, finished to a high standard throughout by the current owners. The accommodation includes a lounge, kitchen/dining room, three well-proportioned bedrooms and a contemporary family bathroom. Outside, there is a driveway to the front and an attractive rear garden.

The ground floor opens into a welcoming entrance hallway with access to three useful storage cupboards, the lounge and the kitchen/dining area, as well as stairs rising to the first floor. The lounge is tastefully decorated and enjoys excellent natural light from a large front aspect window. Double doors open into the dining and kitchen areas, creating a natural flow between the spaces. The kitchen is fitted with contrasting wall and base units, complemented by solid wood worktops and integrated appliances including an oven, hob, extractor hood, fridge freezer and wine fridge. French doors in the dining area open onto the rear garden, while a separate door in the kitchen provides side access to the property.

Upstairs, the landing leads to three well-presented bedrooms and the family bathroom. Bedrooms one and three are positioned at the front, with bedroom two overlooking the rear garden. The bathroom features an L-shaped bath with electric shower over, vanity wash basin and low-level WC. The former garage, currently used as a workshop, benefits from power and lighting.

To the front, a shingled driveway provides off-road parking for several vehicles. The rear garden is attractive and easy to maintain, with a patio seating area ideal for outdoor dining, a lawn, raised planted borders and a further shingle seating area to enjoy throughout the day.

The property is situated in Kitchener Road, Westham, a popular residential location close by to local shops and amenities including well regarded primary and secondary schools and bus routes to surrounding areas.

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



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

Approx Gross Internal Area
83 sq m / 894 sq ft



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.

