



## Littlemoor Road

Broadwey, Weymouth DT3 5SY

- Extended End Terrace Family Home
  - Spacious Lounge
- Dining Area with Bi-fold Doors & Velux Windows
  - Double Glazing & Gas Central Heating
  - Garage
- Three Bedrooms
- Stunning Contemporary Kitchen with Integrated Appliances
- Modern Family Bathroom & Ground Floor WC
  - Low Maintenance Rear Garden
  - Close to Local Shops & Amenities

Asking Price £325,000 Freehold



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

11'3" max x 16'11" max

#### Kitchen / Diner

14'3" max x 16'9" max

#### Ground Floor WC

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

7'12" x 11'11" to wardrobe

#### Bedroom Two

8' x 11'3"

#### Bedroom Three

5'11" x 7'10"

#### Bathroom

6'2" x 5'10"

### OUTSIDE

#### Rear Garden

#### Garage

This stunning extended three-bedroom end-of-terrace family home is presented in excellent condition. Accommodation includes a lounge, impressive kitchen/diner, ground floor WC, three bedrooms, family bathroom, low-maintenance rear garden and garage.

The ground floor offers an entrance hallway with access to a modern cloakroom featuring underfloor heating. The spacious lounge benefits from a large front-facing window and understairs storage. To the rear is the heart of the home: a beautifully extended kitchen/diner with a contemporary fitted kitchen, integrated appliances, granite worktops, limestone tiled flooring and underfloor heating. Two electric Velux windows and large bi-fold doors provide excellent natural light and access to the garden.

Upstairs are two double bedrooms, with the main bedroom featuring built-in wardrobes, plus a good-sized single bedroom. The family bathroom includes a vanity basin, WC, panelled bath and heated towel rail. Additional storage

is provided by an airing cupboard and a partly boarded, carpeted loft with radiator access.

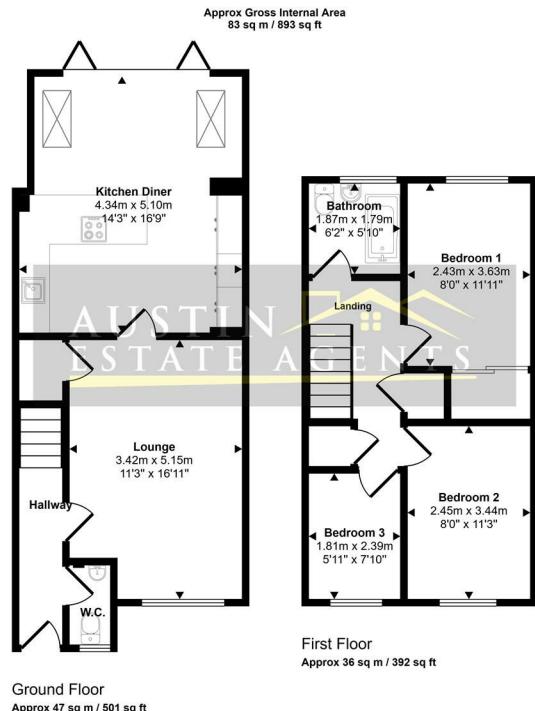
The rear garden is low maintenance and mainly laid to patio, featuring a large storage shed with power and lighting, outside tap, and rear access to a private garage.

Situated in the popular Broadwey area, the property benefits from nearby bus routes, easy access to Weymouth town centre, seafront and relief road, a nearby mainline station, and a local shopping centre with amenities including a doctor's surgery.

For further information, or to make an appointment to view, please call Austin Estate Agents.



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



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 Make 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.

