



Alexandra Road Lodmoor, Weymouth DT4 7QQ

- Detached Family Home
- Three Double Bedrooms
- Modern Fitted Kitchen & Separate Breakfast Room
- Double Glazing & Gas Central Heating
- Rear Driveway & Detached Garage
- Beautifully Presented Throughout
- Two Reception Rooms
- First Floor Bathroom, Additional WC & Ground Floor WC
- Beautiful Gardens to the Front & Rear
- EPC: D; Council Tax: D

Asking Price £425,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hallway

Lounge

Dining Room

Kitchen
10'4" x 11'9"

Breakfast Room
8'10" x 7'7"

WC

FIRST FLOOR

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom
5'10" x 6'2"

WC.

OUTSIDE

Front & Side Gardens

Rear Driveway

We are delighted to offer for sale this attractive family home, located in the sought-after area of Lodmoor. The property provides generously sized accommodation including a spacious lounge, separate dining room, modern fitted kitchen, breakfast room, ground floor cloakroom, three bedrooms, family bathroom, and separate WC. Additional benefits include double glazing, gas central heating, an independent rear driveway, and well-maintained gardens. Viewing is highly recommended to appreciate this appealing home.

The accommodation comprises a reception porch leading into a welcoming hallway with stairs to the first floor and access to the lounge, dining room, kitchen, and cloakroom with WC and wash hand basin. The bright lounge is positioned to the front, enjoying large dual-aspect windows. The dining room is rear-facing with dual-aspect light and features a bay window currently used as a window seat. The modern kitchen is fitted with shaker-style units, contrasting work surfaces, integral appliances including a gas hob, double oven, grill, and extractor, with space for further

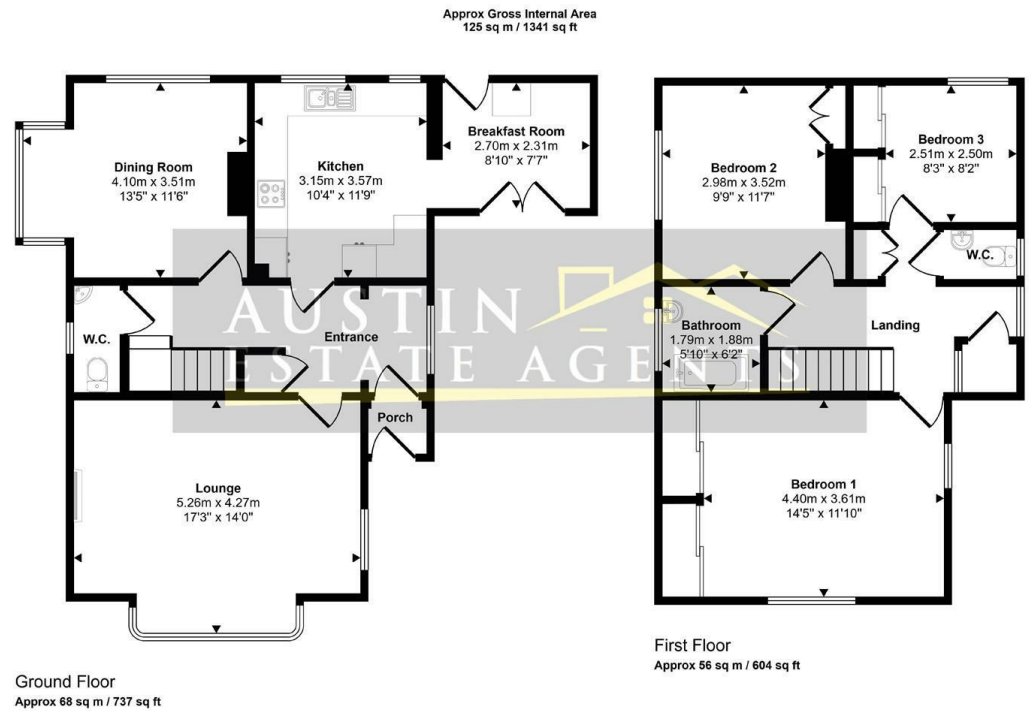
appliances. Two rear-facing windows provide excellent light, and the kitchen opens into a versatile breakfast room offering additional storage and access to the driveway and front patio area.

Upstairs, the landing has a side window, storage cupboards, and doors to all rooms. The main bedroom and benefits from fitted wardrobes. Bedrooms two and three are rear-facing with fitted storage. The contemporary bathroom includes a vanity wash hand basin and P-shaped bath with shower over, complemented by a separate WC with wash hand basin.

Externally, the rear driveway provides off-road parking and access to a detached garage. The front garden is mainly laid to lawn with planted borders, while the enclosed side garden is well maintained with lawn, shrubs, and a private patio area ideal for entertaining.



Local Authority **Dorset Council**
Council Tax Band **D**
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.

Austin Property Office

3 Sirius Business Centre Lynch Lane,
Weymouth, Dorset, DT4 9DN

Contact

01305 858470
info@austinpropertyservices.co.uk
austinpropertyservices.co.uk

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.

