



## St. Georges Avenue , Weymouth DT4 7TU

- Large, detached home in an idyllic Lodmoor location
  - A short stroll to the beach and Greenhill
- Excellent open plan kitchen/ dining room with attractive granite worktops
  - Own brick paved driveway and garage with power and lighting
- Beautifully presented rear garden with a variety of patio, decking and planters
- Three generously proportioned double bedrooms
- Stunning, recently installed stylish bathroom suite
  - Presented to a luxurious standard throughout
- Far reaching countryside views from the first floor
- Two versatile garden cabins with power and lighting

**Offers In Excess Of £599,950 Freehold**





### Frontage

A brick-paved driveway leads up to the garage and provides parking. A concrete pathway leads to steps up to the double-glazed front door and to the rear garden side access. A gravelled area is adorned with mature trees and shrubbery, creating a private, fence-enclosed front garden space.

### Porch

Obscured double-glazed French doors open into the light and airy porch, which houses the Vaillant combi boiler. Attractive tiled flooring, internal stained-glass windows, and a stained-glass door lead into...

### Entrance Hallway

A light, side-aspect hallway with stairs rising to the first-floor landing. Attractive picture and dado rails, and there is a door into...

### Living Room

16'4" x 14'1"

A large front-and side-aspect reception room with a large double-glazed bay window and a side-aspect double-glazed window. A chimney stack with a log burner featuring a stone surround and picture rails.



### **Kitchen/Diner**

23'3" x 14'1"

Granite countertops, a triple-aspect room with two double-glazed windows, internal windows into the conservatory, and double-glazed doors into the conservatory. Belfast sink with stainless mixer tap. Opening into a larder with an obscured double-glazed window.

### **Conservatory**

14'9" x 6'10"

A dual-aspect sun room with front and side aspect double-glazed windows, French doors onto the rear garden, tiled flooring, and French doors into the dining area.

### **Utility**

8'10" x 6'10"

Dual-aspect room with a double-glazed obscured window and an obscured double-glazed door onto the rear garden. A hand wash basin with stainless mixer tap, low-level WC, space for white goods under countertops, and tiled flooring.

### **Landing**

An open and airy landing space with a side-aspect window allowing natural light. Attractive picture rails and dado rails, thermostat on the wall, and doors into all first-floor rooms.

### **Bedroom One**

15'8" x 14'1"

A generously proportioned front- and side-aspect double bedroom with a large double-glazed bay window providing far-reaching countryside views as well as natural light. A chimney stack and picture rails.

### **Bedroom Two**

14'1" x 12'1"

A rear- and side-aspect double bedroom with a double-glazed window overlooking the attractive rear garden and a side-aspect double-glazed window. A chimney stack and picture rails.

### **Bathroom**

8'10" x 8'10"

An immaculately presented, fully tiled bathroom suite featuring a heated towel rail, a corner walk-in shower with rainfall and handheld attachments, and an attractive free-standing bath with stainless mixer taps and an incorporated handheld shower attachment. A low-level WC and a large hand wash basin with stainless mixer tap, and a mirror storage unit with lighting and de-mist function.

### **Bedroom Three**

10'9" x 10'5"

A rear-aspect, well-proportioned double bedroom with a double-glazed window overlooking the rear garden and picture rails.

### **Rear Garden**

A spacious and beautifully presented south-westerly facing rear garden. The space is divided by a variety of trellis, pergolas, and archways. A patio walkway leads through the garden and to the gated side access. Decking areas provide generous entertaining space, while the garden is adorned with a variety of mature shrubbery throughout. To the rear, a raised decking area hosts two storage sheds and two wood-built log cabins with power and lighting, an excellent home office/hobby room.

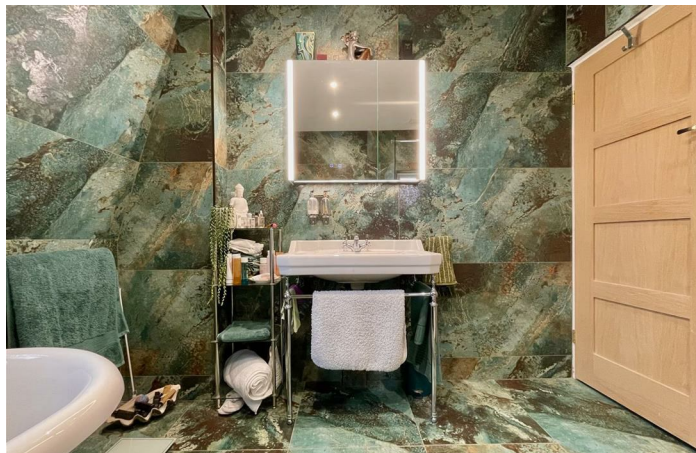
### **Disclaimer**





Direct Moves Estate Agents make no representations or warranties regarding the accuracy, completeness, or reliability of the property details provided. These details are for informational purposes only and should not be relied upon in any way. The information is not intended to form part of any contract and does not constitute an offer or guarantee by Direct Moves.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority  
Council Tax Band E  
EPC Rating D



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016

### Direct Moves Estate Agents Office

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

### Contact

01305 778500  
sales@directmoves.com  
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.

