



## Marlborough Avenue

, Weymouth DT4 9AN

- Family home, recently refurbished to a high standard
  - Large, open plan living room/ diner
- Modernised while maintaining character features
- Popular residential location with nearby amenities
- Three well proportioned bedrooms
- Own driveway parking for multiple cars
- Well presented rear garden with versatile garden room to the rear
- Excellent school catchment area

**Offers Over £350,000 Freehold**



### Front of Property

A concrete laid driveway provide off road parking for multiple cars, a wooden gate provides side access into the rear garden and an obscured double glazed front door opens into the porch.

### Porch

Dual, side and front aspect porch with an obscured double glazed front door providing access, tiled flooring, a double glazed obscured window and double glazed obscured UPVC door into the entrance hallway.

### Inner Hallway

A spacious hallway with doors into all downstairs rooms, attractive dado rails, stairs rising to the first floor landing, a cupboard into under stair storage and a door into...

### Shower Room

9'2" x 3'3"

An immaculately presented, side aspect to room with an obscured double glazed window and partial tiling, a glass door into fully tiled electric shower, a slimline hand wash basin with stainless mixer tap, heated towel rail and a low level WC.

### Open Plan Reception Room

22'7" x 10'5"

Generously proportioned rear aspect room with double french doors onto the rear garden decking, ample room for both living room space and a dining area, making this a versatile entertaining room.



### **Kitchen**

22'3" x 7'6"

Immaculately presented, dual rear and side aspect room featuring a range of eye and base level units with incorporated stainless one and a half bowl sink with mixer tap, space for white goods, undercounter and American style fridge freezer in ingress, rear aspect double glazed windows and an obscured double glazed UPVC door look onto the rear garden, side aspect obscured glazed oven extractor, counter lighting.

### **Living Room**

11'5" x 11'1"

A front aspect room with a large double glazed bay window, an attractive chimney stack with a wooden surround and storage units both sides.

### **First Floor Landing**

An open and airy landing with doors into all first floor rooms, attractive dado rails and a hatch providing loft access.

### **Bedroom One**

12'5" x 9'10"

A generously proportioned, front aspect double bedroom with an attractive double glazed bay window with bench seating below, mirror effect sliding doors open into built-in wardrobe space, picture rails.

### **Bedroom Two**

11'1" x 10'9"

A rear aspect double bedroom with a double glazed window overlooking the rear garden, ceiling coving.

### **Bedroom Three**

10'9" x 7'6"

A rear aspect bedroom with a double glazed window the rear garden, picture rails.

### **Bathroom**

6'10" x 5'10"

A front aspect, fully tiled room with an obscured glazed window, a hand wash basin with stainless mixer tap, a heated towel rail, low level WC and a corner bath tub with stainless mixer tap and handheld shower attachment.

### **Rear Garden**

A well proportioned rear garden with a variety of areas, an area laid to lawn, a gravel pathway leads to the side access and the rear decking & outbuilding, a decking area with fencing and French doors into open plan dining area.

### **Outbuilding Storage Room**

11'5" x 5'2"

An obscured double glazed UPVC door opens into the first room in the outbuilding. This space is currently used for storage and features both power and lighting.

### **Outbuilding Bar Room**

13'1" x 11'1"

An immaculately presented outbuilding with double glazed French doors onto the gardens rear decking area, ceiling spotlights, a bar and power and lighting.

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Local Authority  
Council Tax Band C  
EPC Rating C



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