



Clearmount Road , Weymouth DT4 9LE

- Four bedroom Family Home
- Master suite "loft Room" with spectacular view and Velux roof balcony
- Garden Cabin with power and lights
- Off road parking for 2/3 vehicles
- Recently modernised
- Large enclosed rear garden
- Separate light filled living room
- Short stroll to the Rodwell Trail and Sandsfoot Beach

Offers In Excess Of £410,000 Freehold



Front of Property

A recently laid resin driveway provides parking for multiple vehicles. An archway leads through to gated side access, while matching resin steps lead up to the obscured double-glazed UPVC front door. An up-and-over door provides access to the garage.

Entrance Hallway

A light and airy entrance hall featuring an obscured double-glazed UPVC door with two matching windows allowing natural light to flow in. Ceiling coving and dado rails add character, while stairs rise to the first-floor landing with useful under-stairs storage. A thermostat is mounted on the wall and a door leads through to:

Downstairs WC

5'10" x 2'11"

An immaculately presented and recently refurbished cloakroom featuring partial wall tiling, a low-level WC, and a hand wash basin with incorporated storage and brass mixer tap. There is also a heated towel rail and internal light tunnels providing additional light into the hallway and dining area.



Living Room

16'0" x 10'9"

A front-aspect reception room featuring a double-glazed bay window with stylish, made-to-measure UPVC shutters. A chimney breast with wood surround provides a focal point, complemented by decorative ceiling coving.

Open-Plan Kitchen / Dining Room

17'4" x 13'1"

Dining Area:

A rear-aspect dining space opening into the conservatory. An attractive chimney breast with wooden surround and cupboards within ingress provides character and storage. Ceiling coving continues throughout, and the space flows seamlessly into the kitchen.

Kitchen:

Fitted with a range of eye-level and base units incorporating a hob and oven with extractor hood above. There is a stainless steel sink with stainless mixer tap, an internal window looking into the conservatory, and a recently serviced Worcester combination boiler mounted on the wall. Ceiling coving continues throughout the space.

Conservatory

16'4" x 9'10"

A triple-aspect double-glazed conservatory with a pleasant outlook onto the rear garden. Double-glazed French doors open onto the garden's brick patio, while patio doors provide access back into the dining area.

Utility Room

8'10" x 8'2"

Converted from a portion of the garage, this useful space provides base-level units offering storage and space for white goods under the counter, along with room for a fridge freezer. There is also a stainless steel sink with stainless mixer tap, ceiling spotlights, and an obscured double-glazed UPVC door leading out to the rear garden.

Bedroom Two

15'8" x 10'5"

A front-aspect double bedroom with a double-glazed window to the front, ceiling coving, fitted window shutters, and space for freestanding wardrobes.

Bedroom Three

12'9" x 10'9"

A rear-aspect double bedroom with a double-glazed window overlooking the rear garden. The room benefits from ceiling coving and offers ample space for freestanding wardrobes.

Bedroom Four

8'10" x 6'10"

A front-aspect bedroom with a double-glazed window to the front, ceiling coving, ceiling lighting, and radiator.

Family Bathroom

7'10" x 6'6"

A rear-aspect bathroom with a partially tiled finish and an obscured double-glazed window. Comprising a hand wash basin with stainless mixer tap, low-level WC, and a bathtub with stainless mixer tap and handheld shower attachment. Additional features include a heated towel rail and ceiling spotlights.

Bedroom One

15'8" x 11'9"

A stunning loft conversion bedroom featuring a double-glazed front-aspect balcony window offering panoramic sea views and an outlook towards Portland. Double doors open to fitted





wardrobes with shelving and hanging rails. Additional features include ceiling spotlights, a low-level door providing eaves storage, and access to the ensuite.

En-suite

10'2" x 4'11"

A rear-aspect en-suite shower room with a double-glazed Velux window. The room features a shower with handheld attachment, low-level WC, hand wash basin with stainless mixer tap, extractor fan, and a low-level door providing access to eaves storage.



Rear Garden

Accessed via double-glazed French doors from the conservatory, the garden begins with a brick-paved patio leading up steps to a larger patio area. A spacious lawn occupies the majority of the garden, bordered with gravel and palm trees. At the rear, a further patio area and concrete plinth host the summer house, which benefits from power and lighting. Additional features include outside power points, an outside shower, and an obscured double-glazed UPVC door leading into the utility room.



Garden Cabin

12'5" x 9'2"

A versatile, timber construction outbuilding with two double-glazed front-aspect windows and double-glazed French doors. The space benefits from power and lighting, making it an excellent home office, garden room, studio etc.

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**Local Authority
Council Tax Band C
EPC Rating D**



CLEARMOUNT ROAD, RODWELL

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