



## Carlton Road North , Weymouth DT4 7PZ

- Spacious three bedroom family home
- Large open plan reception with door onto rear garden
- Recently refurbished kitchen & flooring in areas
- Pleasant private feel with outlook onto greenery to the front
- Excellent location within a short stroll of Weymouth Beach and Town Centre
- Fully enclosed rear garden with secure gated access
- Well proportioned primary bedroom with generous wardrobe space
- Excellent family home
- Family bathroom & downstairs W/C

**Offers Over £299,950 Freehold**



### Front of Property

The property is idyllically situated with a pleasant green outside the front garden creating an open and private feel. The front garden is low level brick wall enclosed and primarily gravel laid with patio walkway leading to the front door.

### Entrance Hallway

An open and airy entrance with doors opening into all ground floor rooms, stairs rise to the first floor landing and an obscured front door opens onto the front garden.

### Kitchen

10'2" x 9'6"

A well proportioned front aspect kitchen featuring a range of eye and base level units. The room has been recently refurbished and enjoys ample space for white goods under counter, space for fridge freezer, a built in eye level oven and microwave, incorporated four ring gas hob with extractor above, a stainless one and a half bowl sink with stainless mixer tap including instant hot water attachment. A double glazed window looks onto the surrounding greenery.

### Downstairs W/C

6'2" x 2'3"

A front aspect W/C, featuring a low level W/C, a hand wash basin with stainless mixer tap and tiled backsplash, an obscured double glazed window and meters on wall.



### Spacious Open Plan Living

20'11" x 16'4"

A generously proportioned, rear aspect room with recently installed LVT flooring (2025). Two double glazed windows and a triple aspect vestibule with a double glazed door onto the rear garden provide outstanding natural light to the space. The room comfortably accommodates a living room space and a sizeable dining table and a door opens into a large under-stair storage cupboard.

### First Floor Landing

Another open hallway space, with doors opening into all first floor rooms. Two over stair storage cupboards, a hatch providing access into the partially boarded loft with drop down ladder, a door opens into an airing cupboard with radiator and stairs lead down to the entrance hallway.

### Bedroom One

15'1" x 10'5"

A generous rear aspect, double bedroom with sliding doors opening into built in wardrobes with shelving and hanging rails, a double glazed bay window and a double glazed window provide natural light to the space.

### Bedroom Two

11'5" x 8'2"

A front aspect double bedroom with a double glaze window, an alcove providing wardrobe space with shelving and hanging rails and excellent outlook onto surrounding green.

### Bedroom Three

7'10" x 7'6"

A front aspect bedroom with a double glazed window looking onto the surrounding green.

### Bathroom

6'10" x 6'6"

A rear aspect bathroom with an obscured double glazed window, a heated towel rail, a low level W/C, a

hand wash basin with tiled backsplash, a wall to wall bath tub with stainless mixer tap and handheld shower attachment.

### Rear Garden

A fully fence and partial wall enclosed rear garden, with gated access onto car parking area. Resin laid flooring sits beside astro turf. A wooden shed provides a useful storage space and the garden also benefits from an outdoor tap.

### NB

Kitchen refurbished 2022.

LVT Flooring in Open Plan Living/ Diner 2025.

All interior doors recently replaced.

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Local Authority  
Council Tax Band C  
EPC Rating



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