



## 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 £610,000 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**





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Local Authority  
Council Tax Band E  
EPC Rating E



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 sq.m.) approx.  
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