

DIRECT



MOVES



Rodwell Road , Weymouth DT4 8QP

- Three double bedroom family home
- Fully enclosed extensive rear garden
 - Two separate Cloakrooms
- Character filled property with exposed floorboards
 - Immaculately presented kitchen
- Superb location, moments from Weymouth Harbour
- Large Kitchen/Diner with direct garden access
 - Short walk to local amenities
 - Cosy little book nook

Guide Price £290,000 Freehold





Front Garden

Well presented front garden with concrete laid areas and five steps leading to the wooden front door with stone surround. Gravel area sits in front of the bay window, the space is accessed via a gate and is fully brick wall enclosed.

Porch

Attractive wooden door with transom window above enters into the porch with attractive tiled flooring and an obscured glazed door and internal window into the inner hallway.

Living Room

15'1" x 11'1"

A light filled, front aspect room with a large double glazed bay window, a chimney stack with log burner, ceiling coving, a large archway provides seamless flow into the dining room both rooms feature floor boards.

Dining Room

15'1" x 14'9"

A well proportioned room adjoined with the living room featuring a chimney stack, stairs rising to the first floor with under stair storage beneath, an archway into a cosy book nook with a double glazed Velux above, a door opens into the kitchen.



Kitchen

17'0" x 14'9"

A light filled, rear and side aspect room with floor to ceiling double glazed window looking onto the rear garden. French doors open onto the rear garden, a range of eye and base level units, three double glazed Velux windows and a charming exposed brick chimney stack, a kitchen island with wooden counter, power points, and storage units beneath. The room also enjoys space for American style fridge freezer, a gas hob and an integral eye-level oven, space for white goods and an integrated dishwasher.

Rear Garden

A charming sectioned rear garden, French doors open onto a patio area with raised planters around the perimeter, two wooden steps lead onto a wood-chip laid area with further mature shrubbery, a pond sits to the left and to the rear, a private seating area with further shrubbery creates a private space, ideal for entertaining.

First Floor Landing

Open and airy landing space with partial wood boarding and a split level arrangement, a door opens into a storage cupboard with shelving and doors open into all first floor rooms.

Bedroom One

15'1" x 15'1"

A large front aspect double bedroom with a bay window, wooden floorboards, and a chimney stack featuring wooden surround.

Bedroom Two

11'5" x 9'10"

Rear aspect double bedroom with a double glazed window, attractive chimney stack and fireplace.

Bedroom Three

9'6" x 10'9"

Rear aspect double bedroom with a double glazed window overlooking the rear garden and a storage cupboard housing the boiler

Bathroom

6'2" x 5'2"

Side aspect, fully tiled suite with an obscured double glazed window, a hand wash basin with a stainless mixer up, a large bath tub with stainless taps and both handheld and rainfall shower attachments.

WC

4'7" x 3'3"

Side aspect WC with an obscured window and a low level WC.

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Local Authority
Council Tax Band **B**
EPC Rating



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