



## Stunning 3/4 bedroom family home within walking distance to town centre

**£450,000** Freehold

**SSTC**

Executive extended 3/4 bedroom contemporary family home on generous grounds to side & rear, with high end sleek interior features, including impressive open plan kitchen to dining area with bifold doors to garden allowing light to flood through to sitting room, plus stunning bathroom & shower room

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## Stunning 3/4 bedroom executive family home, beautifully presented throughout

Goldcroft Avenue is an established residential road that is within walking distance of Weymouth town, harbour and beach. It is a great location for many amenities including local supermarkets, schools, Rodwell trail and cycle routes. There is easy access to Dorchester, Bournemouth and Poole, and just a 15 minute walk to Weymouth train station. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths.

### Entrance

Front door to:-

### Hallway

- 1.9m x 5.75m (- 6' 3" x 18' 10")

Column radiator, underfloor electric heating, porcelain tiled flooring, cloaks cupboard providing hanging space.

### Open Plan Living Area

- 5.7m x 4.2m (- 18' 8" x 13' 9")

Feature chimney breast with recess for television and media, fitted grey units with space for fridge/freezer, under floor heating, 2 column radiators, digital aerial point, open plan through to:-

### Kitchen /Diner

- 3.5m x 7m (- 11' 6" x 23' )

Fully fitted with a comprehensive range of matt grey eye and base level units, Neff 5 ring gas hob, twin electric hide and slide self clean Neff ovens, 3-speed extractor fan, Range Master twin sink and mixer tap, quartz work surfaces, integrated dishwasher, porcelain flooring throughout, underfloor electric heating, rear aspect double glazed window, double glazed bi-fold doors overlooking the garden, column radiators, 3 x Velux skylight windows, spotlighting, digital aerial point, part tiled walls, inset wine cooler

### Shower Room/Utility

- 3m x 1.75m (- 9' 10" x 5' 9")

Rear aspect room with double glazed window, fully enclosed shower unit, vanity wash hand basin, low-level WC, space and plumbing for washing machine, radiator, luxury vinyl tiles, under floor heating, spotlighting, door through to garage, door from living room

### Sitting room/Bedroom 4

- 3.9m x 3.75m (- 12' 10" x 12' 4")

Front aspect room with double glazed window, digital aerial point, column radiator, power points

### Stairway to 1st Floor

With feature glazing

### First Floor Landing

Side aspect double glazed window, access to loft via a ladder which is mainly boarded and with lighting

### Master bedroom

- 4m x 3.2m (- 13' 1" x 10' 6")

Rear aspect room with double glazed window, radiator, digital aerial point.

### Bedroom 2

- 3.7m x 3.2m (- 12' 2" x 10' 6")

Front aspect room, double glazed window with countryside views, radiator, digital aerial point.

### Bedroom 3



- 2.5m x 2.5m (- 8' 2" x 8' 2")

Front aspect room with double glazed window with countryside views, radiator, digital aerial point.

### Bathroom

- 2.65m x 2.5m (- 8' 8" x 8' 2")

Rear aspect room with luxury suite comprising of panel enclosed bath with waterfall tap, walk-in shower unit with large shower head, fully tiled walls, luxury vinyl tiles, low-level WC, spotlighting, vanity wash hand basin with mixer tap, towel rail, frosted glass double glazed window

### Outside

#### Front of Property

Own driveway for 3 plus cars. There is planning permission to the side of the property for a 3.5 x 4 meter shed

#### Garage

- 3m x 5.5m (- 9' 10" x 18' 1")

Electric roller door, power and lighting, door to the downstairs shower room/utility

#### Rear Garden

Fully enclosed with steps to a large entertaining patio area, perfect for alfresco dining, lawned area with pedestrian side access.

#### Additional Technical Information

We are informed by the current owner the following information:-

The whole house has been re wired and re plumbed, the boiler make is Vaillant and has a pressurised water tank with it.

The property is finished with all new double glazed windows and frames

The stair banister has a solid oak newel post & solid oak grab and base rails. The internal glass of the stair banister is toughened safety glass





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.