



## Mount Pleasant Avenue North, Weymouth

**Offers Over £850,000** Freehold

SUBSTANTIAL FAMILY HOME with DOUBLE GARAGE, set in ATTRACTIVE MATURE GROUNDS in the heart of RADIPOLE. The property is set over three floors and offers 4/5 bedrooms, formal and informal family entertaining rooms plus second floor occasional rooms and large sun room overlooking stunning gardens.

**01305 778500**  
sales@directmoves.com



## Substantial FAMILY HOME in STUNNING GROUNDS

Mount Pleasant Avenue is situated in a quiet, residential sought after area, located perfectly for local amenities including numerous supermarkets, schools and sports facilities. Weymouth town centre, beaches and harbour are just a short drive away. 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.

### Open Porchway

Feature brick wall, block paving, outside lighting, door to:-

### Entrance Hallway

Impressive entrance with wood panelling, radiator, cloaks cupboard, coving, under stairs storage cupboard with lighting, attractive wood doors, with wood architrave to each room.

### Cloak room

Front aspect room with suite comprising of, pedestal wash hand basin with mixer tap, part tiled walls, coving, wall lighting

### Kitchen / breakfast room

Double aspect room with a comprehensive range of eye and base level units with under unit lighting, attractive deep wood surfaces, Butler sink with mixer tap, concealed fridge and freezer, concealed dishwasher, range of soft-close wide drawers and cupboards, wine rack, Aga oven with flue, part tiled walls, radiator, spotlighting, tiled flooring, side aspect double glazed windows overlooking the driveway, front aspect bay window with deep window sill and double glazed window overlooking the front garden, glazed wood door through to:-

### Utility room

Rear aspect room with double glazed window overlooking the rear patio, fitted with a range of eye and base level units and drawers and ample work surfaces over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, further space for tumble drier, part tiled walls, radiator, coving, tiled floor, part glazed wood door to rear.

### Study/Bedroom 5

Rear aspect room with double glazed window over looking the patio, coving, radiator, wall lighting

### Sitting room

Double aspect room with front double glazed bay window overlooking the front garden, feature fireplace with ornate surround and inset fire basket, tiled hearth, wood beam ceiling, wall lighting, twin double doors to sunroom, double doors to:-

### Formal Dining Room

Double aspect room with double glazed windows, radiator and coving.

### Sun Room

Impressive light and airy room with a lovely open aspect to the garden, double glazed to three aspects with an internal exposed low brick wall, apex ceiling with ceiling fan, tiled flooring, radiator, double glazed doors to garden,

### Stairway to 1st Floor

Turning staircase to the first floor with galleried landing

### Galleried Landing

Front aspect double glazed window, wood balustrade, deep shelved airing cupboard, further shelved storage cupboard, coving, wall lighting,

### Master bedroom

- 5.18m x 4.57m (- 17' x 15' )

Stunning room with twin, full-length windows to the floor, featuring twin



Juliet balconies, floor sills, 2 x skylight windows, wall to wall twin wardrobes, discreet shelving, 2 x radiators, further fitted cupboards, dresser and shelving, door to:-

### Ensuite

- 3.05m x 1.52m (- 10' x 5' )

Light and spacious room comprising of a walk-in double shower cubicle, low-level WC, pedestal wash hand basin with mixer tap, bidet, fully tiled walls and floor, spotlighting, towel rail, coving, side aspect double glazed frosted glass window

### Bedroom 2

- 4.88m x 2.44m (- 16' x 8' )

Rear aspect room with double glazed window overlooking the garden, side aspect skylight window, fitted cupboards, coving, radiator

### Bedroom 3

- 4.27m x 2.74m (- 14' x 9' )

Dual aspect room with double glazed windows and views to the rear garden, fitted wardrobes, cupboard providing shelving, radiator, coving

### Bedroom 4

- 4.57m x 2.74m (- 15' x 9' )

Dual aspect room with double glazed windows to front and side, fitted cupboard providing hanging and storage space, radiator, coving, dado rail

### Family Bathroom

Generous rear aspect room with double glazed frosted glass window, traditional suite comprising of sunken panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low-level WC, fully enclosed shower cubicle, part tiled walls, secret cupboard, radiator, coving, towel rail, inset spotlighting

### Secret Double Door

Providing a staircase to the second floor. This floor lends itself to a variety of occasional uses.

### Open Plan Lounge

Eaved ceiling with a double glazed skylight window to rear, 2 x radiators, feature glass wall cubes, 2 under eaved cupboards, door to:-

### Storage Room

Providing ample storage space

### Occasional Room

Rear aspect skylight double glazed window to rear, eaved ceiling

### Front of Property

Double fronted, large attractive ornamental garden with Purbeck low stone walls, gravelling, a comprehensive range of attractive flowers and shrubs. Block paved own driveway providing parking for several cars.

### Double Garage

Double width garage with pitched roof, twin wooden up and over doors. Hot water tank with immersion heater and cold water tank, door to garden

### Rear Garden

The gardens to the side and the rear are beautifully maintained with a formal lawn and surrounding flowers, shrubs and trees, providing a secluded mature outlook. There is a large patio area providing space for alfresco dining and outside entertaining. A wooden bridge draws you to the main lawned area with a charming ornamental pond perfect for pond and fish life. There is access to the front of the garden and also access to the rear of the garage from the patio.





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.