



## Ambleside, Weymouth

**Offers Over £675,000** Freehold

OUTSTANDING FAMILY DETACHED HOUSE with ATTACHED TWO BEDROOM HOUSE ANNEXE , providing expansive accommodation for TWO FAMILIES, with HOLIDAY LET income potential. The properties are beautifully presented with PRIVATE GARDENS, DOUBLE LENGTH GARAGE and SWEEPING DRIVEWAY. NO UPPER CHAIN, in RADIPOLE.

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## OUTSTANDING FAMILY HOME with TWO BEDROOM HOUSE ANNEXE

Ambleside is located in the Radipole area just moments away from Weymouth town centre. 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

Open porchway with front door through to:-

### Hallway

Double radiator, under stairs storage cupboard with lighting

### Downstairs Cloakroom

- 1.52m x 0.61m (- 5' x 2' )

Suite comprising of concealed low-level WC, wash hand basin, splashback, side aspect double glazed frosted glass window, coving

### Study/Bedroom 5

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

Front aspect room with double glazed window, radiator, home office area fitted with desk, cupboards and shelving, coving, dimmer switch

### Living room

- 5.18m x 4.88m (- 17' x 16' )

Rear aspect room with double glazed sliding doors through to sunroom. Double radiator, feature inset fireplace with living flame log fire with glass front and granite hearth, access to dining area

### Conservatory

- 7.62m x 1.83m (- 25' x 6' )

Rear aspect room with twin sliding double glazed doors and 4 opening windows, double glazed solar glass skylight windows, feature brick walls, tall display cupboards, lovely full aspect view overlooking the garden, double patio doors to:-

### Kitchen/Dining Area

- 7.01m x 3.66m (- 23' x 12' )

Rear aspect room with column radiator, door to under stairs cupboard, fully fitted with a range of eye and base level units with glass cabinet lighting and inset lighting, Bosch double oven with a double grill, Sharp microwave oven and grill, 5 ring gas hob, 3-speed extractor fan with light, TV point, Bosch fitted dishwasher, concealed fridge and freezer, coving, front aspect window overlooking the front garden, spacious breakfast bar, plinth heater, door to:-

### Utility

- 3.96m x 1.22m (- 13' x 4' )

Rear aspect room with double glazed window overlooking the garden, fitted with eye and base level units, 1 1/2 bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, storage cupboard housing Glowworm gas central heating boiler, single radiator, double glazed door to garden, door to double length garage.

### Stairway to 1st Floor

### Landing

Access to insulated and part boarded loft with loft ladder shelved airing cupboard housing hot water cylinder, electric emersion switch, coving

### Master bedroom

- 3.35m x 3.66m (- 11' x 12' )

Rear aspect room with double glazed windows overlooking the garden, wall to wall fitted wardrobes providing a comprehensive space for clothing, single radiator, coving, dual lighting system, door to:-

### Ensuite Shower Room





- 1.83m x 1.52m (- 6' x 5' )

Rear aspect room with frosted window, fully fitted with a fully enclosed shower unit, low-level WC, vanity wash hand basin, towel rail, mainly tiled walls, coving, Dimplex wall heater

### Bedroom 2

- 3.05m x 2.44m (- 10' x 8' )

Front aspect room with double glazed window, wall to wall fitted wardrobes, single radiator, coving, dual lighting system

### Bedroom 3

- 3.05m x 2.44m (- 10' x 8' )

Front aspect room with double glazed window, wardrobe with recess for twin beds and inset lighting, single radiator, coving

### Bedroom 4

- 3.05m x 2.44m (- 10' x 8' )

Rear aspect room with double glazed window, single radiator, coving.

### Bathroom

Modern suite comprising of double-ended panel enclosed bath with mixer tap shower attachment, concealed low-level WC, wash hand basin with mixer tap, range of fitted cupboards, fully enclosed shower unit, towel rail, inset lighting, sun pipe, part tiled walls

## 2 Bedroom House Annexe

### Entrance

To the side of the entrance to the annexe, there is a gated private storage area, ideal for bin storage or bicycles. Front double glazed door to:-

### Hallway

Under stairs storage cupboard with lighting, single radiator, door to the bathroom and kitchen

### Bedroom 1

- 3.96m x 2.74m (- 13' x 9' )

Rear aspect room with double glazed window, radiator, comprehensive suite comprising of dressing table area with ample drawers and sitting area, coving, dual lighting, single radiator, door to:-

### Bathroom

- 1.83m x 2.13m (- 6' x 7' )

Suite comprising of panel enclosed bath, wall mounted shower, towel rail, vanity wash hand basin, coving, side aspect double glazed window with frosted glass, mainly tiled walls.

### Kitchen

- 3.35m x 2.44m (- 11' x 8' )

Fully fitted with a range of eye and base level units with under unit lighting, Bosch double oven and grill, 4 ring electric hob, 3-speed extractor with light, space and plumbing for washing machine, concealed dishwasher, 1 1/2 bowl sink with mixer tap, side aspect double glazed window with part tiled walls, concealed fridge and freezer, fitted shallow cupboard, radiator, archway through to:-

### Lounge

- 4.27m x 3.05m (- 14' x 10' )

Dual aspect room with double glazed window with garden views, radiator, coving, wall lighting, double glazed patio door to garden and private patio area

### Stairway to 1st Floor

### Bedroom 2

- 3.35m x 3.05m (- 11' x 10' )

Open from stairway with double glazed door to Juliet balcony, walk-in cupboard with shelving and lighting housing wall mounted Radiant boiler, further walk-in storage cupboard with hanging space, radiator, TV point.

### Ensuite Shower Room

- 2.74m x 1.22m (- 9' x 4' )

Modern suite comprising of fully enclosed shower unit, low-level WC, vanity wash hand basin, double glazed Velux window, towel rail, Dimplex heater, under eaves storage with lighting

### Private Patio Area



Private patio area with trees and shrubs

## **Outside**

### **Double length garage**

Boarded, providing loft storage space with pull down ladder, range of eye and base level units, ample power points, power and lighting, side aspect double glazed frosted glass window, up and over door, direct access to utility room

### **Garden**

Expansive lawned garden with a variety of shrub and tree borders, pedestrian side access, patio, timber shed to side patio, outside lighting, outside water tap, steps down to a small wood which extends the length of the garden , perfect for wildlife

### **Driveway and front of property**

Parking for four to five cars, with low maintenance block paving

### **Additional information**

The vendor informs us:-

There is a guarantee for the solar glass roof in the conservatory.

The property has cavity wall insulation

New windows with a guarantee and new soffits over the conservatory.

The gas boiler is serviced regularly



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/fittings 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.