



Lynmoor Road, Weymouth

Offers Over £675,000 Freehold

UNDER OFFER

OUTSTANDING and BEAUTIFULLY finished FOUR BEDROOM character home, in attractive grounds, with GENEROUS REAR GARDEN. Well proportioned family and dining room flow from hallway, with open plan kitchen/breakfast room, utility, cloakroom, and stunning bathrooms. Exceptional location by Greenhill beach

01305 778500

sales@directmoves.com



OUTSTANDING, beautifully finished four bedroom character home

Substantial family home on Lynmoor Road and in the heart of Lodmoor Area. Popular with Weymouth residents it offers a short walk to Greenhill beach, Weymouth College, Lodmoor country park, St Johns Primary school and Lodmoor Nature Reserve. The road also offers a sense of camaraderie with yearly street parties. The area is also popular with nature enthusiasts with Lodmoor Nature reserve on your doorstep.

A short drive takes you to the heart of Weymouth Town center and other local beaches. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. The Jurassic Coast is an ideal location for a range of activities from water sports to hiking routes along the various cliffs, fossil hunting and rock climbing.

Tenure: Freehold

Entrance

Double glazed front door to;

Entrance Lobby

Double glazed frosted windows, attractive tiled flooring, glazed door to;

Hallway

- 6.4m x 3.66m (- 21' x 12')

Side aspect double glazed frosted window, picture railing, stripped wood banister and stairs leading to first floor, two double radiators, glazed wood door to;

Sitting room

- 5.18m x 3.96m (- 17' x 13')

Front aspect room with large double glazed bay window, picture railing, two double radiators, feature fireplace with wooden mantle, tiled surround and inset log burner.

Dining Room

- 3.96m x 3.66m (- 13' x 12')

Rear aspect room overlooking rear garden, feature fireplace with wooden mantle, marble hearth and inset gas fire, picture railing, double radiator, sliding double glazed patio door to garden.

Open Plan Kitchen/Breakfast Room

- 6.1m x 4.57m (- 20' x 15')

Superb L shaped entertaining room with fully fitted kitchen comprising of a comprehensive range of soft close units, modern black granite worksurfaces creating a contemporary feel, part tiled walls, beko four ring electric hob, extractor fan, beko dishwasher, twin oven and twin microwave, concealed tall fridge and concealed tall freezer. Breakfast bar, two radiators, picture railing, spotlighting, generous area for informal dining, rear aspect double glazed window, double glazed patio doors.

Inner Lobby

Shelving, door to access garage.

Downstairs Cloakroom

Side aspect double glazed frosted window, splashback, low level WC, wash hand basin and towel rail.

Utility room

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

Access from the kitchen with a modern range of base and eye level units with worksurfaces, space and plumbing for a washing machine, further space for a dryer, stainless steel sink unit with mixer tap, side aspect double glazed window and double glazed door leading to outside.

Stairway to 1st Floor



Wood stripped turning staircase leading to 1st floor, stunning stain glass feature window with secondary double glazing. Spacious landing with picture railing, wood stripped doors to all rooms, storage cupboard with hanging space.

Master bedroom

- 5.49m x 3.96m (- 18' x 13')

Beautiful room with large, deep bay double glazed window, open views, radiator, picture railing and door to;

Ensuite Shower Room

- 3.66m x 1.83m (- 12' x 6')

Absolutely gorgeous room with an abundance of character, comprising walk in double shower unit, rain shower, tiled seat, feature secondary glazed leaded light circular window and exposed brick wall. The room also features low level WC, wall to wall storage cupboards with shelving and hanging space, dual Velux windows, freestanding sink with mixer tap with wood top vanity unit, column towel rail and part tiled walls.

Bedroom 2

- 3.96m x 3.66m (- 13' x 12')

Rear aspect room overlooking rear garden, double glazed window, wall mounted radiator, picture railing and sink with vanity unit .

Bedroom 3

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

Rear aspect room with double glazed window, double radiator, picture railing and steps down to;

Study

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

Open from bedroom, with Velux windows, radiator and door to;

Ensuite

Low level WC, wash hand basin and splashback.

Bedroom 4

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

Front aspect room with double glazed windows, double radiator and picture railing.

Inner Lobby

Entrance from landing, with wood staircase and entrance to loft space (insulated and boarded) , lighting.

Family Bathroom

Steps down to luxurious bathroom, side aspect room comprising freestanding bath, fully enclosed shower unit with rain shower, optional hand shower, wash hand basin, vanity unit with feature tiled top, radiator, low level WC, part tiled walls. Side aspect double glazed window.

Front of Property

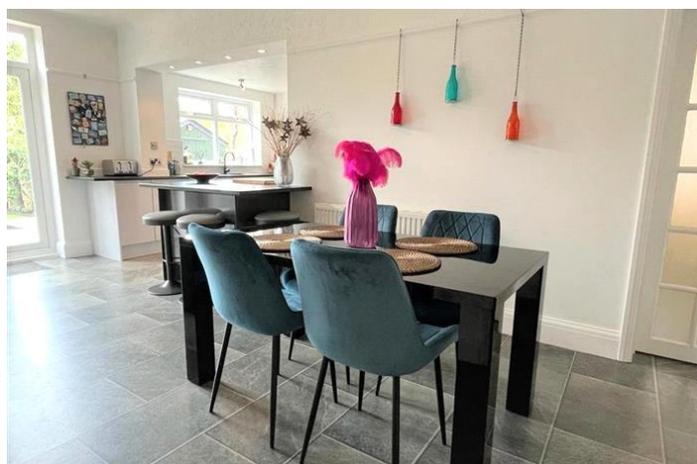
Sweeping front driveway with substantial own drive providing parking for several vehicles, gravel borders with established palm trees and shrub borders with low red brick wall.

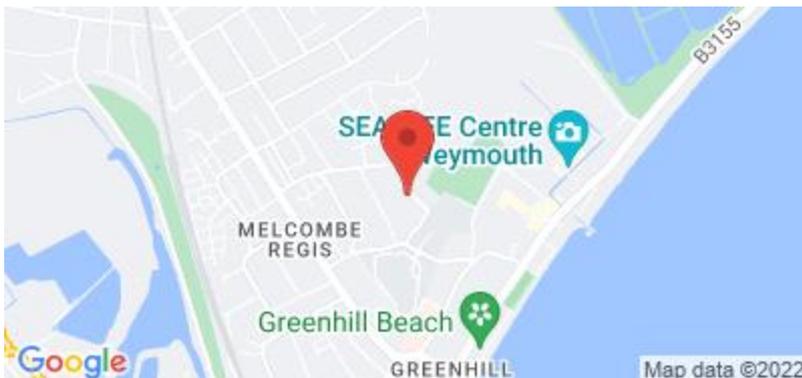
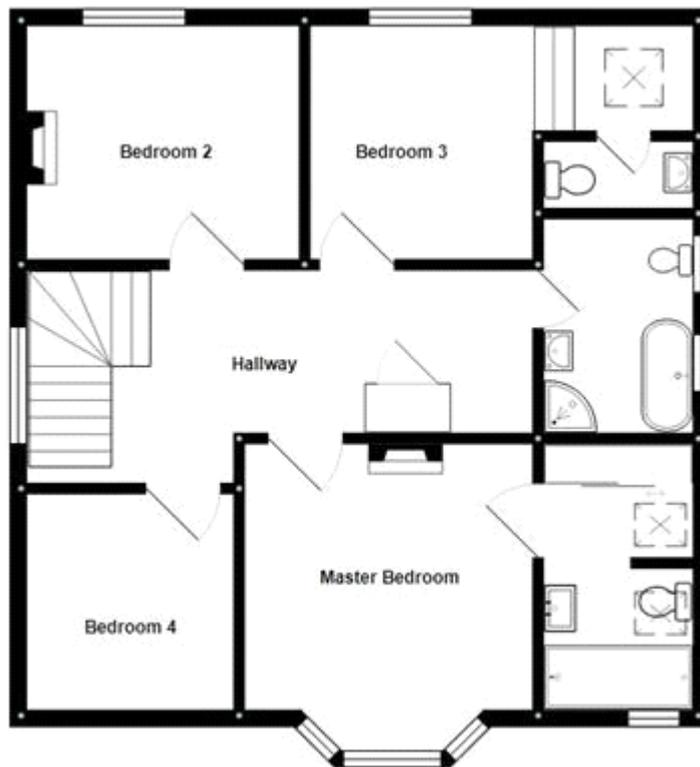
Garage

Up and over door, wall mounted gas central heating boiler, water tank, power and lighting, side aspect window and door to inner lobby.

Rear Garden

Substantial lawn garden with decking terrace. At the end of the garden there is an open summer room with power and lighting which is used by current owners as a BBQ and outdoor sitting room. There is a number of fruit trees, wall mounted outside tap, bark borders and wooden shed connected to power and lighting. There is side access to the front of property.





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.