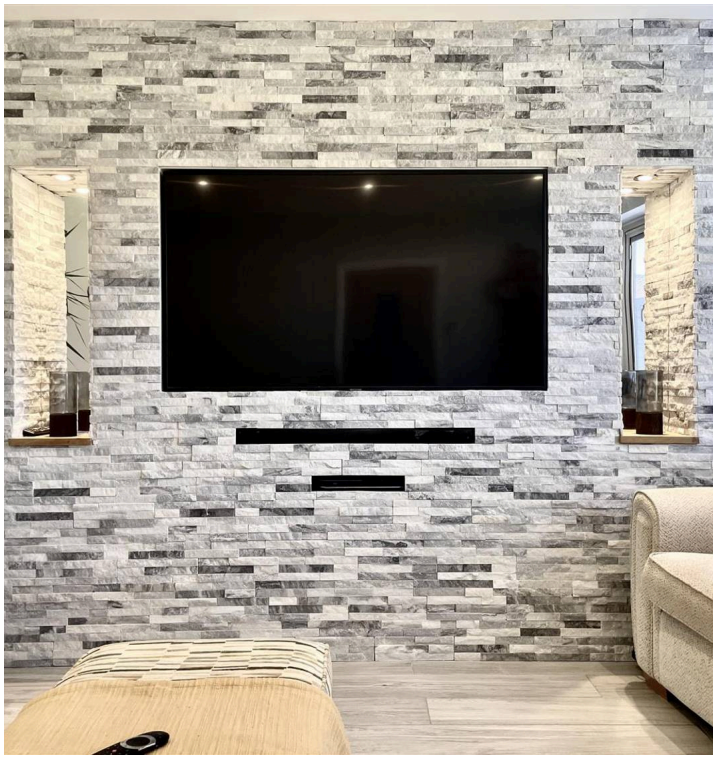


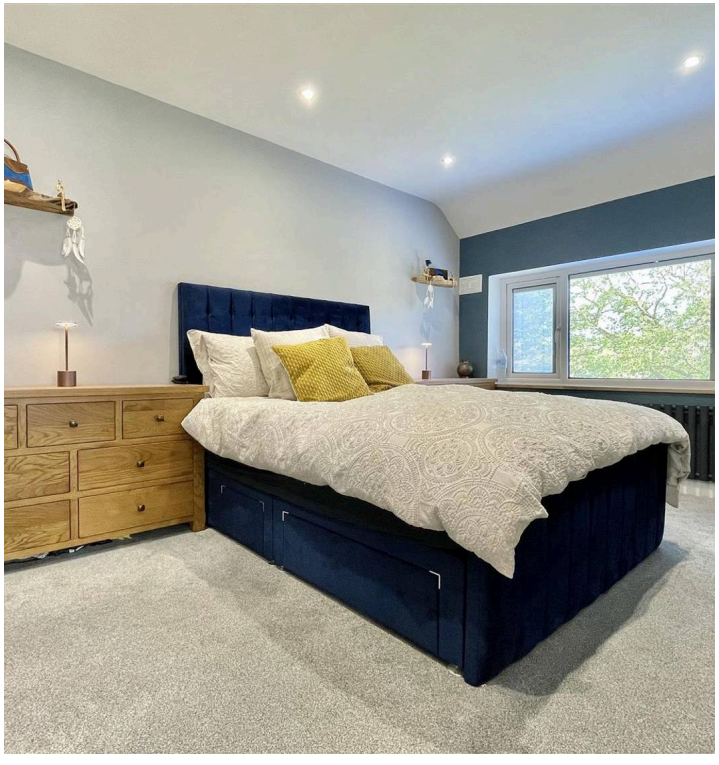
25 Leeds Crescent, Weymouth - DT4 0HG

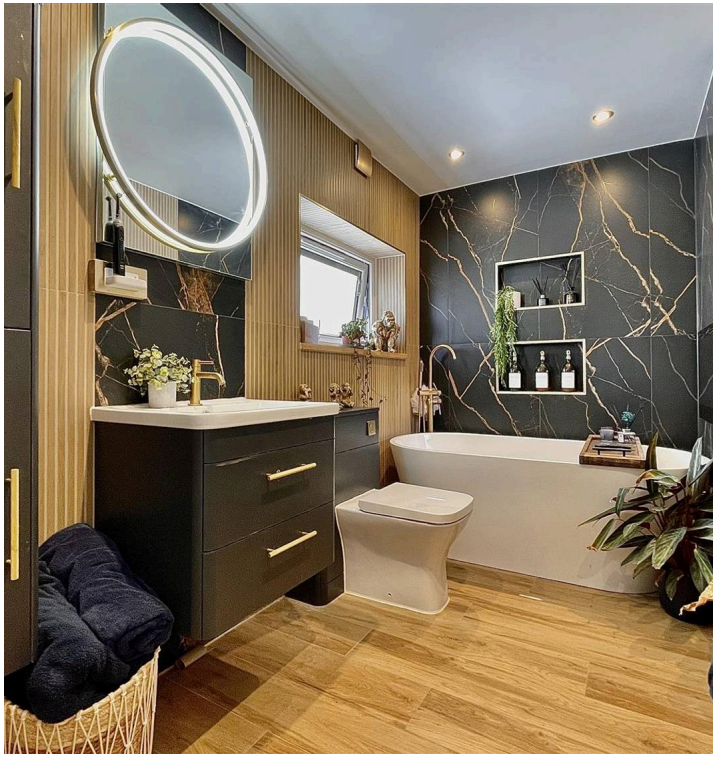
£310,000

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25 Leeds Crescent

Weymouth

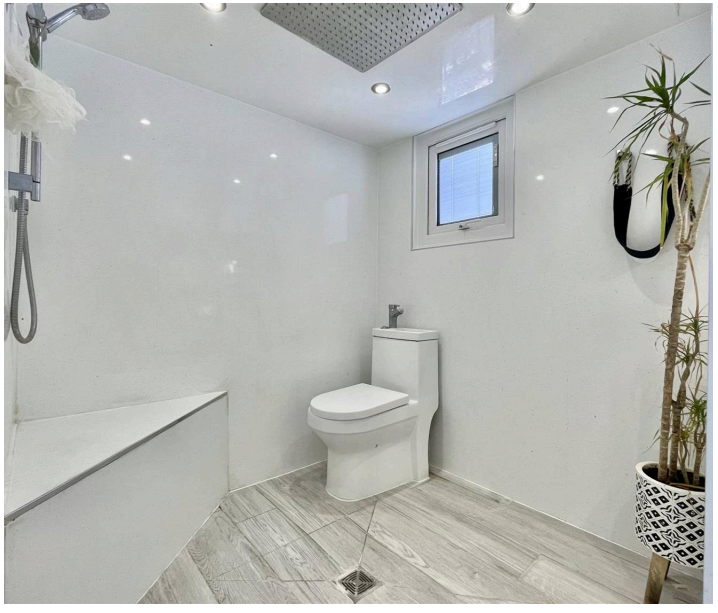
Stylish three-bed, two-bath semi with open plan kitchen, landscaped gardens, modern patio, luxury bathrooms, ample storage and bright, flexible living spaces for family comfort and entertaining.
Council Tax band: B

Tenure: Freehold

- BOOK NOW -Viewings available for 30th September 15:30-17:30
- Immaculately presented semi-detached family home
- Beautiful kitchen with centre island and bi-fold doors onto the garden
- Immensely stylish rear garden with bar style seating and sleek finish
- Newly installed integrated blinds within all windows throughout
- Contemporary family bathroom in addition to a downstairs wet room
- Large master and second bedroom with respective outlook onto the rear garden and green frontage
- Striking feature wall with ingress for television and entertainment system in the living room
- Popular Lanehouse location with nearby schools, transport links and amenities
- A versatile integral storage room with double doors, currently utilised for storage space







Front of Property
A pleasant green sits in front of the property, providing a pleasant, set back feel to the frontage. A gate opens into the front garden which is fully fence and hedge enclosed and features double doors into the storage room, a lawn with planter centre piece, patio walkway to the front door and a small wooden storage shed.

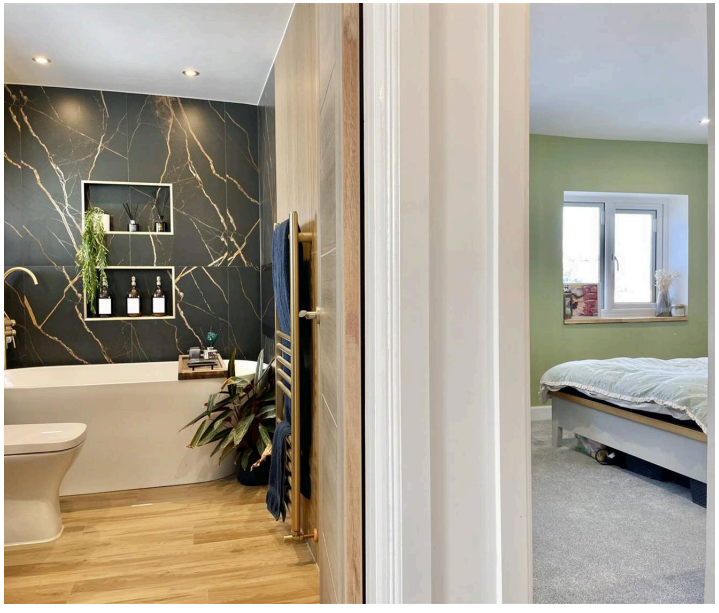
Entrance Hallway
A light and airy space with stairs rising to the first floor landing, a door into the living room and a door into the kitchen.

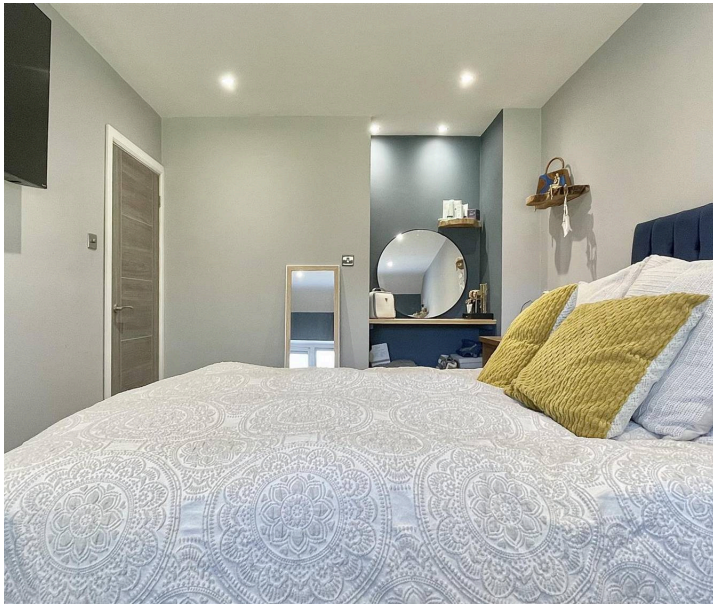
Lounge
13' 5" x 11' 6" (4.10m x 3.50m)
A spacious front aspect living room with a large integral blind, double glazed window looking onto the front garden and the green beyond the property line. A striking stone panel feature wall with glass insets including spotlighting and built in recess' designed for sound bar, entertainment devices and a television. The room is finished with a stylish honeycomb radiator.

Kitchen / diner
18' 1" x 11' 10" (5.50m x 3.60m)
An immaculately presented, recently refurbished kitchen offering a range of eye and base level units, a central island with feature lighting above, a pull out pantry, eye level double oven and a five ring electric hob. Additional highlights include an integrated dishwasher, a cupboard housing the boiler, a designer honeycomb radiator, and a smart surround sound entertainment system with Bluetooth control panel. A composite sink with stainless mixer tap sits in front of the side aspect window. Doors lead to the downstairs shower room, the storage room and bi-fold doors open onto the immaculate rear garden.

Shower room
6' 3" x 5' 11" (1.90m x 1.80m)







Landing
A side aspect integrated blind window provides natural light, doors open into all bedrooms and the bathroom.

Storage

Bathroom
5' 7" x 5' 7" (1.70m x 1.70m)
An exceptionally stylish, fully tiled bathroom combining wood effect and black and gold finishes. A touch free illuminated mirror, double glazed window with integrated blind, hand wash basin with gold effect mixer tap and storage beneath, a free standing bath tub with gold effect mixer tap and a matching handheld shower attachment. A seamless bathroom entertainment system, a low level W/C, gold heated towel rail, matching extractor fan and ceiling spotlights.

Bedroom 1
A generous front aspect double with a large integrated blind window providing outlook onto green, to the front. The room offers potential for fitted storage within ingress, which is currently arranged as a vanity unit with spotlighting above. A stylish wall mounted radiator sits beneath the window.

Bedroom 2
12' 6" x 8' 10" (3.80m x 2.70m)
A spacious rear aspect double bedroom with two integrated blind windows overlooking rear garden. Features include and alcove with lighting, an excellent space for freestanding units or built in storage, a stylish wall mounted radiator and ample space for freestanding furniture.

Bedroom 3
10' 10" x 8' 10" (3.30m x 2.70m)
A front aspect bedroom currently arranged with a raised single bed, allowing space for additional wardrobes/ units. The room includes a vertical wall mounted radiator with mirror, a loft access hatch and ceiling spotlights.







GARDEN

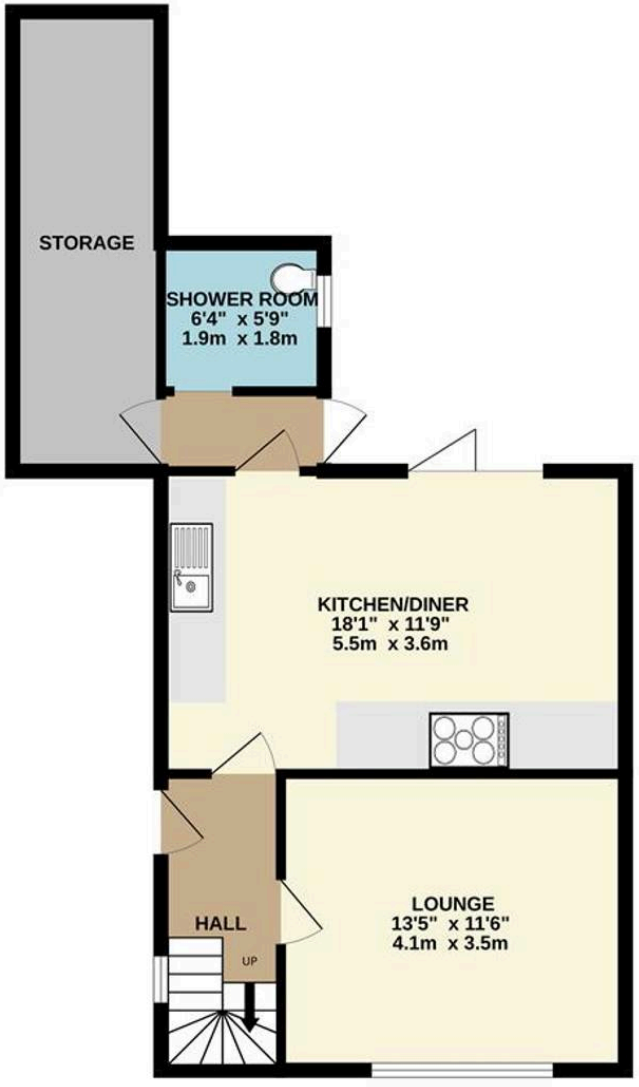
A thoughtfully designed contemporary rear garden with generous proportions, gated rear access, and full fencing. The space is predominantly laid to patio with slate-tiled seating areas, a large barbecue zone with drinks cooler and bar-style seating, and a rear section laid to lawn with shrub-filled planters. Directly outside the bifold doors is a patio dining area with outdoor lighting, a small step leading to the storage room, downstairs shower room, and kitchen — ideal for alfresco entertaining.

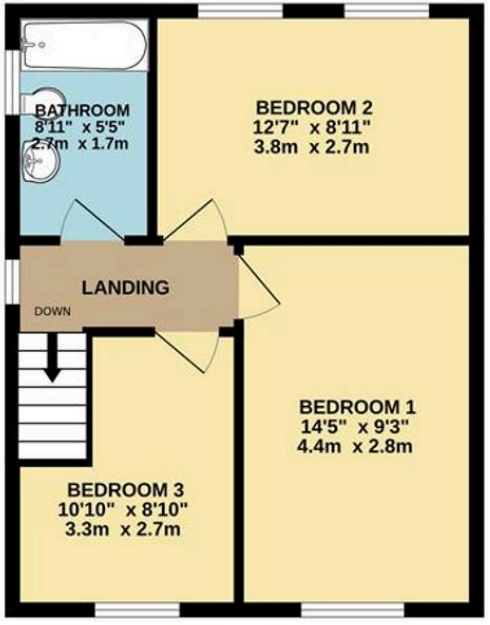
On street parking

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GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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