



58 Douglas Road

Weymouth, DT4 9XW

£265,000

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# 58 Douglas Road

£265,000



Situated in a CUL-DE-SAC in Wyke Regis is this WELL PRESENTED family home with SOUTHERLY GARDEN which is set over THREE FLOORS. The property is ideally situated within close proximity to many local amenities including popular Primary/ Secondary Schools, doctors surgery and a variety of shops.

The accommodation set over three floors begins with entrance vestibule which leads into the entrance hallway with access to the WC. A door from the entrance hall opens up into the light and airy lounge diner. This room offers plenty of space for both living room furniture and a well designed area to the rear which allows for a large dining room table to enjoy a meal with friends and family. The room also has a storage cupboard to the rear. The dining area opens up into the kitchen which is a well fitted area with plenty of storage and working space. The kitchen is flooded with light from the large southerly window and door to the rear.

Stairs ascend to the first floor where two of the three bedrooms and bathroom are found. The second bedroom is to the rear, and enjoys a view over the garden and has a storage cupboard along with space for wardrobes. This room also incorporates a heat air vent system. The bathroom is situated in the middle of the hallway and is a modern space with large shower cubicle, WC and wash hand basin.

Bedroom three is situated to the front and is a good single.

Stairs then rise to the second floor where bedroom one is found. This bedroom is a really good sized space with large Velux window and space for storage and storage via the eave and loft access.

The Southerly rear garden is laid to paving and offers plenty of room for outdoor furniture. Gated access to the side leads to the front and access to the rear leads through to the large extended Workshop and shed and rear access to the communal parking area.



Tel: 01305 822 222



**Lounge Diner**  
18'07 x 13'01 (5.66m x 3.99m)

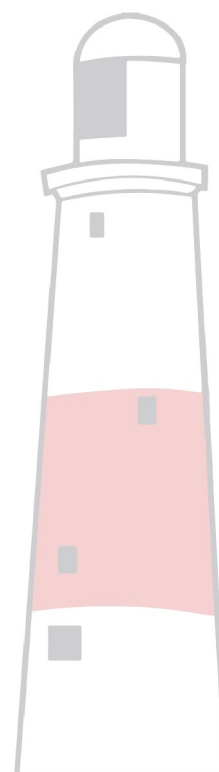
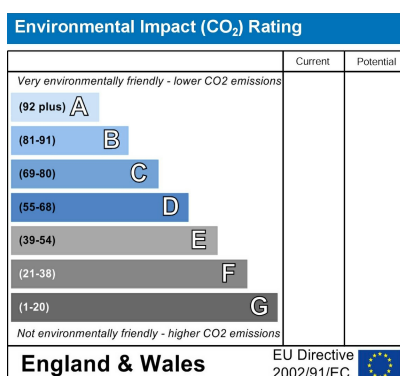
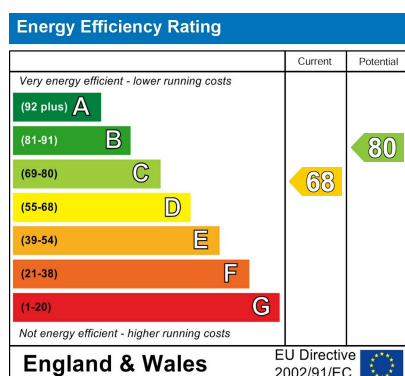
**Kitchen**  
13'01 x 9'06 (3.99m x 2.90m)

**Bedroom Two**  
10'10 + wardrobe x 9'04 (3.30m + wardrobe x 2.84m)

**Bedroom Three**  
10'68 x 6'06 (3.05m x 1.98m)

**Bathroom**  
6'06 x 6'06 (1.98m x 1.98m)

**Bedroom One**  
15'02 x 9'08 (4.62m x 2.95m)



12 Easton Street, Portland, Dorset DT5 1BT