Instinct Guides You

St. Lawrence Road, Weymouth
£300,000

- Garage & Driveway
- Substantial Plot
- Within Walking Distance Of Train Station & Bus Routes
- Generous Westerly Garden
- No Onward Chain
- Conservatory & Cloakroom
- Nearby Shops & Pubs
- Extended Family Home

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The Property Ombudsman

Situated in UPWEY, within walking distance of a train station, bus routes, local shops and pubs, this three bedroom semi-detached house occupies a generous plot and benefits from a GARAGE, driveway, conservatory and WESTERLY facing garden. Offered with NO ONWARD CHAIN, the property also features a useful office/study area and cloakroom.

To the rear, the property is approached via a driveway providing off-road parking, with access continuing to the detached garage. The front door opens into the hallway, where stairs rise to the first floor and a useful storage cupboard is located beneath. Straight ahead, a door leads into the lounge, a spacious reception room with sliding doors leading out to the conservatory, allowing natural light to sweep through the property. The conservatory provides excellent additional living space and benefits from direct access to the garden via double doors.

From the hallway, a door opens into the dining room, creating an excellent space for everyday living and entertaining. The dining room enjoys a front aspect and provides access to the kitchen, which is fitted with a range of wall and base units with work surfaces over. Beyond the kitchen, an inner hallway gives access to a cloakroom/WC and a useful office/study area, providing flexible accommodation for those working from home or pursuing hobbies.

On the first floor, the landing serves three bedrooms and the family shower room. The principal bedroom is a generous double room, while the second bedroom is also a good-sized double. The third bedroom offers further versatile accommodation and benefits from built-in storage above the stairs. The shower room is fitted with a walk-in shower, wash hand basin and WC.

Outside, the property enjoys a substantial front and rear gardens with areas of patio and lawn, together with a greenhouse and established boundaries. The westerly aspect provides an attractive setting for enjoying the afternoon and evening sun.

Lounge 13'5" x 12'0" (4.1 x 3.66)

Dining Room 9'4" x 9'2" (2.86 x 2.8)

Kitchen 12'4" x 7'3" (3.78 x 2.22)

Conservatory 11'1" x 9'3" (3.38 x 2.82)

Bedroom One 12'1" x 10'1" (3.7 x 3.08)

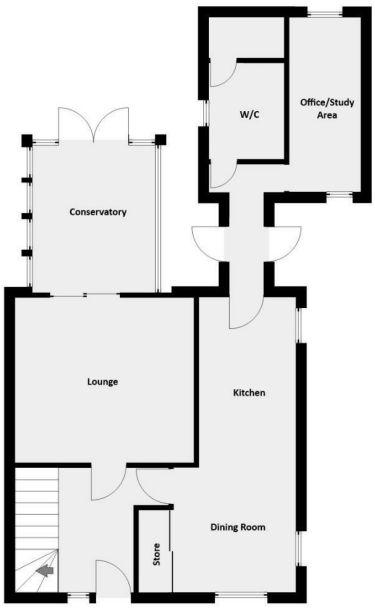
Bedroom Two 12'2" x 9'5" (3.71 x 2.88)

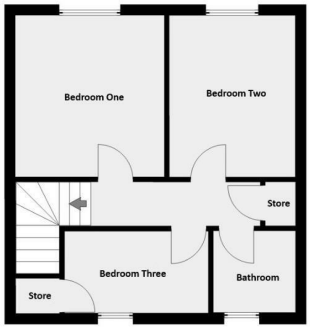
Bedroom Three 11'6" x 6'1" (3.51 x 1.87)

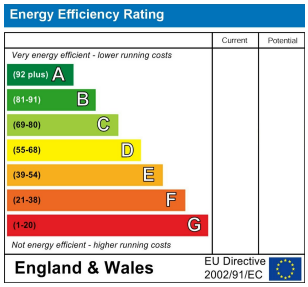
Bathroom 6'2" x 6'0" (1.88 x 1.85)

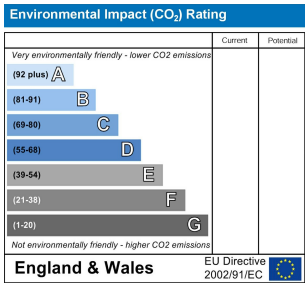
Office/Study Area 13'3" x 5'4" (4.05 x 1.64)

W/C 5'9" x 5'8" (1.76 x 1.73)









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