Hull Gregson Hull

38 Weymouth Bay Avenue, Weymouth, DT3 5AB

Asking Price £600,000 Freehold

House - Semi-Detached

4 2 2

38 Weymouth Bay Avenue

Weymouth, DT3 5AB

Asking Price £600,000

- Desirable location of Lodmoor
- Garage and driveway parking for multiple vehicles
- Spacious loft room, utilised as an extra reception room
- Tastefully decorated and immaculately presented throughout
- Close proximity to Lodmoor nature reserve
- Versatile 4 bedroom semi-detached family home
- Heated outdoor swimming pool and Hot Tub
- Modern open plan kitchen/diner with separate utility room
- Gas central heating and UPVC Double glazing throughout.
- Within catchment to multiple schools.

An immaculately presented 4 bedroom semi-detached family home set in the desirable residential location of Lodmoor. The property offers 2 receptions rooms, a beautiful open plan kitchen/diner with bi-folding doors to the rear garden, separate utility and and larder room, a spacious loft room, an integral garage, driveway for 3 vehicles. The rear garden a mixture of decking and patio and features a swimming pool, sunken hot-tub and outbuilding with WC an shower facilities. This is a must view to appreciate all that is on offer.

PORCH
Tiled flooring with door into entrance hallway

ENTRANCE HALL
Stairs rising to the first floor and doors giving access to the living room and the larder room with further rooms beyond. Built-in storage cupboards under the stairs.

LIVING ROOM 14'4" x 13'9" (4.38m x 4.21m)
UPVC double glazed bay window with fitted shutters and feature wood burning fireplace

KITCHEN/ DINING ROOM 29'10" x 8'9" (9.10m x 2.69m)
Stylish modern fitted kitchen with breakfast bar island and bi-folding doors to the rear garden, ample eye and base level cupboards, quartz worktop with sink and drainer set in and waterfall side panel, eye level fitted microwave, space for a freestanding 7 ring double oven cooker with a fitted extractor fan above, integral dishwasher, rear aspect UPVC double glazed window, under plinth heater plenty of space for dining room table and chairs in the dining area with a large Velux window above with electric blind.

SITTING ROOM 12'11" x 12'9" (3.96m x 3.90m)
Access from the open plan kitchen/diner with feature wood burner fireplace

LARDER AREA 12'11" m x 7'8" (3.96 m x 2.35m)
Range of floor to ceiling storage cupboards, wine shelves and housing for an American sized fridge freezer

UTILITY ROOM 8'8" x 8'6" (2.65m x 2.60m)
Wall mounted and base level cupboards, work top space with stainless steel sink, space and plumbing for washing machine, large storage cupboard and cupboard housing the boiler system, external door giving access to the side of the property, access to downstairs WC and garage.

WC
Side aspect UPVC double glazed window, WC, hand wash basin.

LANDING

BEDROOM ONE 10'6" x 8'9" (3.22 x 2.68)
Double bedroom with front aspect UPVC double glazed Bay window

DRESSING ROOM 11'8" x 8'9" (3.57m x 2.68m)
Space wardrobes either side with rear aspect UPVC double glazed window

ENSUITE SHOWER ROOM 4'10" x 4'9" (1.48 x 1.45)
Partially tiled with high level side aspect UPVC double glazed window, single quadrant shower cubicle, vanity unit with hand wash basin and cupboard below, WC and heated towel rail

BEDROOM TWO 14'4" x 12'8" (4.38m x 3.87m)
Double bedroom with front aspect UPVC double glazed bay window

BEDROOM THREE 12'11" x 12'8" (3.96m x 3.87m)
Doble bedroom with rear aspect UPVC double glazed window, bespoke fitted wardrobes to either side of the chimney stack.

BEDROOM FOUR 10'6" x 7'8" (3.22m x 2.35m)
Large single bedroom with front aspect UPVC double glazed bay window. Currently utilised as an office with fitted desk and storage built into the bay.

BATHROOM
Fully tiled with rear aspect UPVC double glazed window, bath with shower overhead and glass screen, WC and vanity unit with handwash basin.

LOFT ROOM 19'7" max x m x 14'2 max" (5.97m max x m x 4.32m max")
Maximum measurements taken. 3 Velux windows and access into eaves for storage. Room is currently utilised as an extra sitting room. There is no planning permission to list this room as another bedroom.

OUTSIDE
Front - Driveway parking for at least 3 vehicles with a side access gate providing access to the rear garden.
Rear - Large patio sectioned into separate seating areas with raised planters and an elevated decking area with sunken hot tub next to a heated swimming pool. An outbuilding houses the plant and pump and also WC and showering facilities. The rear garden is fully enclosed with access from the bi-folding doors or the side door in the utility room.

GARAGE 15'6" x 8'8" (4.73m x 2.65m)
Single garage with remote operation electric door with light and power. Currently utilised as part garage/part gym.

COUNCIL TAX
Dorset Council : Band E

OTHER INFORMATION
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard - 6 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

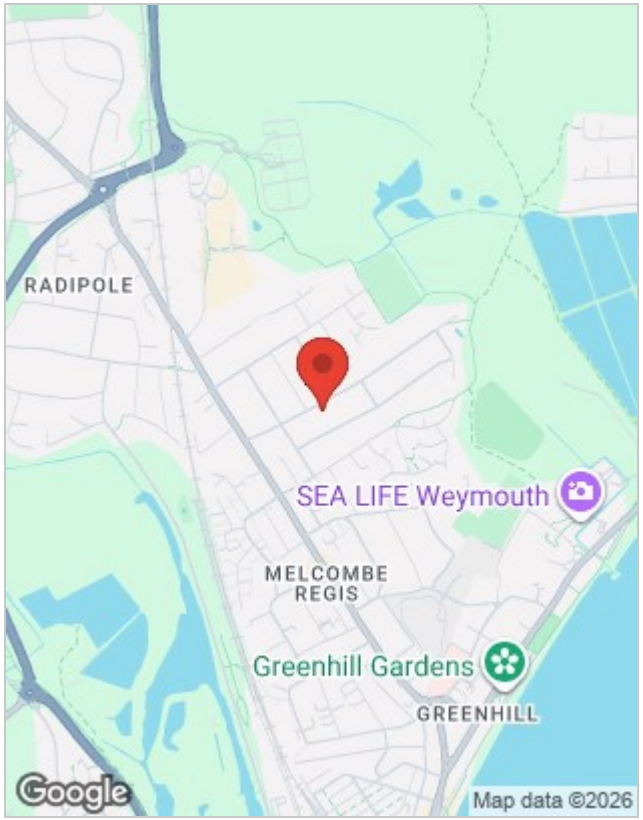
Flood Risk
Rivers & Seas - Very Low
Surface Water - Vary Low

Services
The property is supplied with mains gas, electricity and water, and mains drainage.

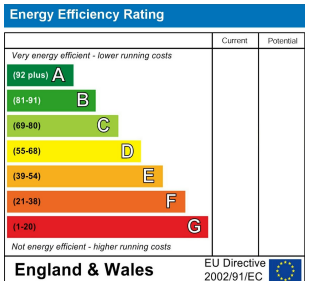
LEGAL DISCLAIMER
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

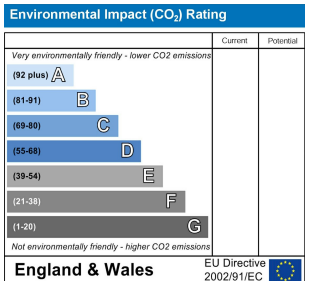
Floor Plans

Location Map



Energy Performance Graph





Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk