







Dennis Road

, Weymouth DT4 0NJ

- Extended Semi Detached Family Home
- Three Reception Rooms
- Contemporary Fitted Kitchen
- Gas Central Heating & Double Glazing
- Attractive & Level Rear Garden
- Three Bedrooms
- Extension offers Flexible Use, i.e., Reception, Bedroom or Annex Accommodation
- First Floor Bathroom & Ground Floor Cloakroom
- Driveway & Detached Garage
- Close to Local Shops & Amenities

Guide Price £300,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge
12'7" x 11'9"

Dining Room
10'11" x 9'9"

Kitchen
9'9" x 7'5"

Inner Lobby

Reception Room
9'9" max x 13'9" max

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One
10'4" x 12'

Bedroom Two
11'6" x 9'11"

Bedroom Three
8'4" max x 8'11" max

Bathroom

OUTSIDE

Front Driveway

Garage
8'1" x 15'11"

Rear Garden

Situated in a popular and established residential location, this attractive older-style home has been significantly extended to the ground floor, creating a particularly versatile property with generous and flexible accommodation. Presented in good condition, with double glazing and gas central heating throughout, the property offers the ideal opportunity for a family looking for additional living space, a home with potential for multi-generational living, or simply somewhere that provides excellent flexibility as a family's needs change.

The ground floor begins with an inviting entrance hall leading into the main living accommodation. To the front of the property is a good-sized lounge, featuring a double-glazed bay window which provides plenty of natural light. Double-opening glazed doors lead through to the dining room, creating an excellent flow between the two principal reception areas. The modern fitted kitchen is well equipped with a contemporary range of wall-mounted and base-level units, providing useful storage and preparation space.

A particular feature of the property is the well proportioned ground floor extension. From the kitchen, a lobby leads to a ground floor cloakroom and onwards to a further reception room. This additional room provides an exceptional degree of flexibility and could be used as a third reception room, family room, home office or potentially a fourth bedroom, subject to the purchaser's requirements. It could also lend itself particularly well to annex-style accommodation, making it an attractive option for a relative or perhaps a younger family member looking for some independence while remaining within the main home.

From the inviting reception hall, stairs rises to the first floor, where there are three well-proportioned bedrooms and a fitted modern family bathroom.

Outside, to the front, there is a well maintained garden area and a driveway providing off-road parking, together with a detached garage. To the rear, the property enjoys a good-sized, level and well-tended garden, providing an excellent outdoor space for relaxation, entertaining or family use.

Dennis Road is situated within a popular residential area of Weymouth, conveniently positioned for access to local shops, everyday amenities and regular bus routes serving Weymouth and the surrounding areas. Weymouth itself offers a wide range of shopping, leisure and recreational facilities, together with its famous sandy beach, picturesque harbour and excellent coastal surroundings.

For further information, or to arrange an appointment to view, please do not hesitate to contact the Austin team.













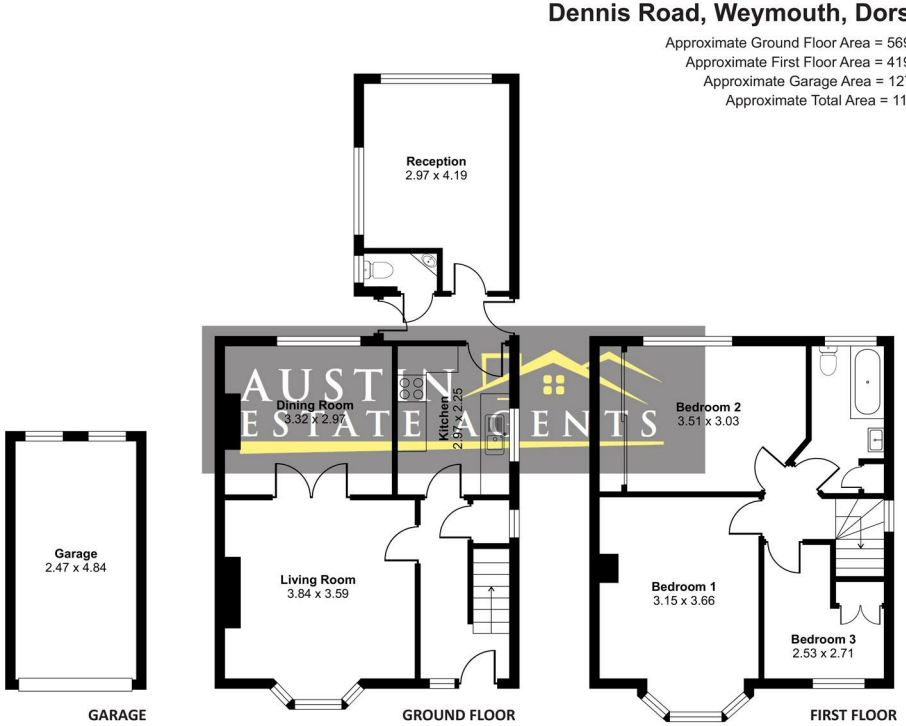




Local Authority Dorset Council
Council Tax Band C
EPC Rating E

Dennis Road, Weymouth, Dorset, DT4 0NJ

Approximate Ground Floor Area = 569.24 sq ft / 53.33 sq m
Approximate First Floor Area = 419.38 sq ft / 39.29 sq m
Approximate Garage Area = 127.55 sq ft / 11.95 sq m
Approximate Total Area = 1116.17 ft / 104.57 sq m
For Identification only - Not to Scale

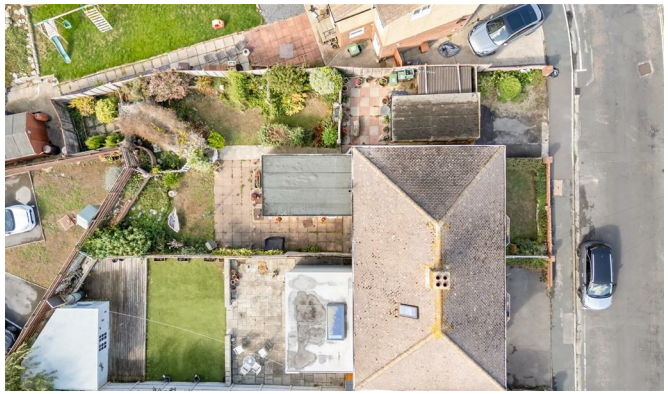


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These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.







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