



Rylands Lane | | Wyke Regis | DT4 9PY

**Offers Over £340,000**

BEAUMONT  JONES

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Offers Over £340,000**

We are delighted to offer a substantial four/five bedroom extended family home with beautiful far reaching views over towards Chesil Beach and The Fleet Lagoon within the popular location of Wyke Regis. The property offers a beautiful open-plan living area, secondary lounge/bedroom five, utility/cloakroom, Westerly facing rear garden, en-suite to master bedroom, family bathroom and road parking for two/three vehicles.

- Four/Five Bedroom Extended Family Home
- Beautiful Far Reaching Views Over Towards Chesil Beach & The Fleet Lagoon
- En-suite to Master Bedroom
- Open-Plan Living Area
- Utility/Cloakroom
- Great School Catchment
- Driveway Providing Off Road Parking
- Westerly Facing Rear Garden

**Full Description**

Entrance into the property is via a front aspect double glazed door leading into a generous sized porch with dual aspect double glazed windows, power points, lighting and space for a tumble dryer. A wooden glazed door leads into the hallway with stairs rising to the first floor, upright wall mounted radiator and doors lead through to the utility/cloakroom, secondary lounge/bedroom five and the open-plan living area. The secondary lounge/bedroom five is a generous size with a front aspect double glazed window and a feature fire place surround. The utility offers a range of eye and base level units with work surfaces over, space and plumbing for a



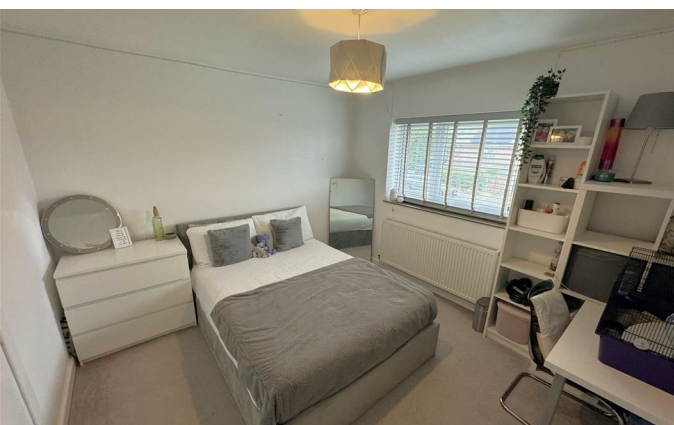
This property is the ideal family home offering an abundance of living space throughout.



washing machine, space for a fridge/freezer, concealed WC and a contemporary wash hand basin. The open-plan living area is the hub of the home offering an abundance of living space including the kitchen, dining area and living room/snug. The kitchen offers a range of eye and base level units with work surfaces over, space for a range cooker, integrated dishwasher, fridge and freezer, two rear aspect Velux skylights, rear aspect double glazed French doors leading out onto the garden and rear aspect double glazed patio doors leading out onto the garden.

The first floor offers a landing area with a front aspect double glazed window, stairs rise to the second floor with glass balustrades, built in cupboard and doors lead to three bedrooms and the main family bathroom. Bedroom two is a generous sized double offering a front aspect double glazed window and a built in wardrobe. Bedroom three is a further double offering a rear aspect double glazed window enjoying far reaching views over towards The Fleet Lagoon and a built in wardrobe. Bedroom Four is a good size single/small double offering a rear aspect double glazed window. The main family bathroom offers a modern suite comprising a panel enclosed bath with a wall mounted Mira shower system over, concealed WC and wash hand basin and a wall mounted towel rail heater.

The second floor offers a landing area with a front aspect Velux skylight, built in cupboard housing the gas combi boiler and a leads through to the master bedroom. This room offers an abundance of space with a rear aspect double glazed window with beautiful far reaching views over towards Chesil Beach and The Fleet Lagoon. fitted wardrobes with sliding doors, open storage space and a door leads through to the en-suite. Modern shower room offering a double shower cubicle with a wall mounted mixer shower system, contemporary floating double sink unit with drawers, concealed WC and a wall mounted towel rail heater.



Outside offers a fully enclosed Westerly facing rear garden with a beautiful Indian Sandstone tiled patio area abutting the property with shallow steps leading down to a lawned garden with a workshop which has been fully insulated, raised planted borders and shrubs, views over towards The Fleet Lagoon, external power points and a fixed seating/bench area. The front offers a block paved driveway providing off road parking for two/three vehicles with planted shrub borders to the side.

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops. The property is also situated close to good local schools.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: - Mains electric & drainage.

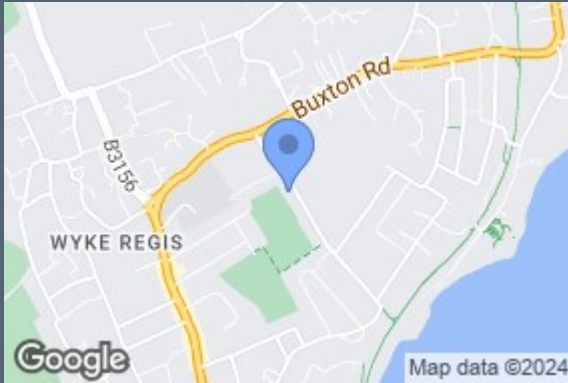
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



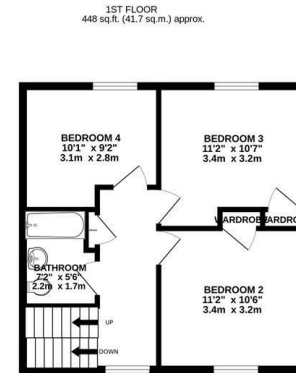
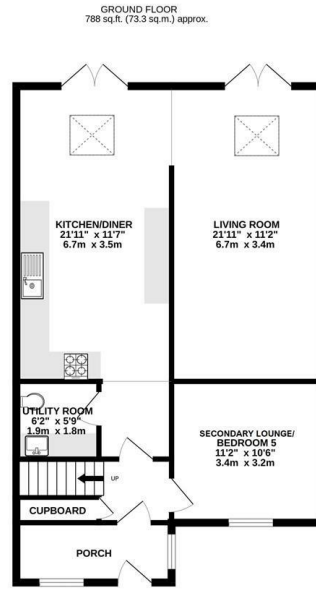
Beautiful far reaching views over towards Chesil Beach & The Fleet Lagoon.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

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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*We value more than your property*

33 St Thomas Street  
Weymouth  
Dorest  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk