



Wooland Gardens | Wyke Regis | Weymouth | DT4 9XQ

Offers Over £420,000

BEAUMONT  JONES

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This four bedroom detached house is located in a sought-after modern cul-de-sac, set just off old Wyke Square. A popular location with well-regarded schools nearby, this family home offers two linked reception rooms, kitchen / breakfast room, separate utility room, cloakroom, four bedrooms (master en suite) and family bathroom. There is an enclosed rear garden, single garage and driveway.

- Detached Four Bedroom Family Home
- Distant sea views & fine outlooks towards All Saints Church
- Two Reception Rooms & Kitchen / Breakfast Room
- Family Bathroom and En-suite
- Pretty and peaceful setting off Old Wyke Square in Wyke Regis
- Spacious accommodation throughout
- Separate Utility Room & downstairs Cloakroom
- Driveway parking & single garage

Full Description

Accommodation

Entrance to this lovely bright property is through the attractive front garden, the front door opening into a welcoming and spacious hallway. There is generous storage under the stairs and doors to the following rooms.

The sitting room is a lovely size with a fireplace creating a warming focal point and south aspect window offering views over the rear garden. There are glazed double doors opening into the dining room, which has a spacious box bay window, with views towards the church and a further door back into the hallway.



A well presented four bedroom detached family home, set off Old Wyke Square in the popular residential location of Wyke Regis



The double aspect of the linked reception rooms gives a bright aspect throughout the day. The kitchen/breakfast room is a good size with wall and base units providing ample storage and work surfaces. There is a built-in fridge/freezer, oven, grill and dishwasher and space for a large breakfast table. The separate utility room offers space and plumbing for a washing machine and tumble dryer as well as a large storage cupboard and a door opening to the side access. The cloakroom has a white suite including low level WC and pedestal wash hand basin.

From the hallway, stairs rise to the first floor landing with an airing cupboard and access to the remaining accommodation. The master bedroom is an excellent sized double bedroom with built-in triple wardrobes and south facing rear aspect. The en-suite is a lovely size with a large shower, low level WC and wash hand basin. Bedroom Two is also a double room with further built-in wardrobes and front aspect views towards All Saints Church. Bedroom Three is a compact double bedroom with rear aspect including some lovely distant sea views. Bedroom Four is a comfortable single bedroom, with front aspect window. The main bathroom offers a white suite including panelled bath, low level WC and pedestal wash hand basin.

Outside

The front garden is mainly laid to lawn with a path leading up to the front door and well maintained shrub borders, combining privacy with an open outlook. There is a gated wide side access leading to the rear garden. The pretty, and secluded, rear garden is mainly laid to lawn with a patio area abutting the house to sit and enjoy this sunny, private and peaceful spot. There is access to the gated driveway and a single garage.



Location

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers, with Chesil Beach, Portland Marina, the National Sailing Academy and the Jurassic coastline all within easy reach. Set close to old Wyke village, this is a popular residential area with excellent bus links into Weymouth, convenient shopping, a friendly and active community and well-regarded schools. There is access to superb coastal walks, and via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E. Services: - Gas central heating. Mains electric & drainage.

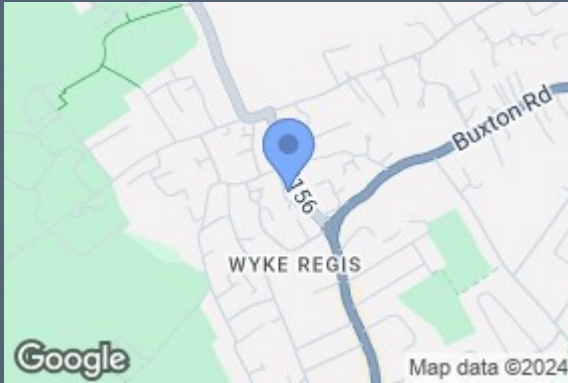
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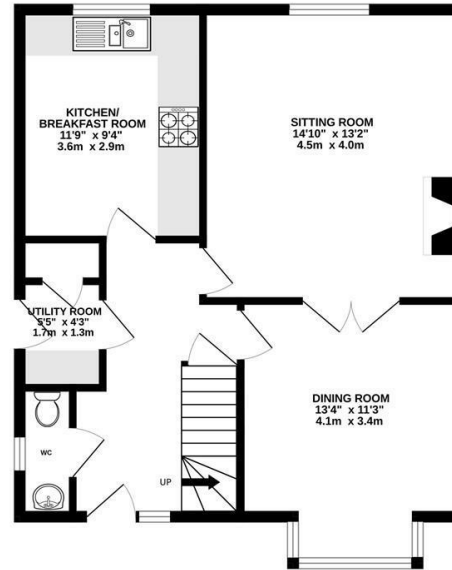
Bright and spacious accommodation throughout, secluded rear garden, single garage and driveway



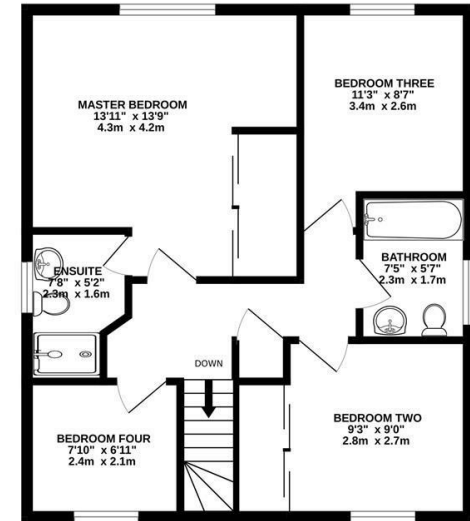


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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