



Marlborough Avenue | Wyke Regis | Weymouth | DT4 9AN

**£425,000**

BEAUMONT  JONES



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**Weymouth | DT4 9AN**  
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This beautiful and well-presented three bedroom extended bay-fronted detached family home is offered for sale within a popular residential road in Wyke Regis. The property offers a spacious living room, beautiful kitchen with Granite worktops, dining room with two sets of bi-fold doors leading out onto the rear garden, integral garage, two bathrooms with master en-suite, garden room with a hot tub, a secondary garage currently set up as a home gym, enclosed rear garden and off road parking for one car. Viewing of this wonderful home must be viewed to be appreciated.

- Beautiful Three Bedroom Extended Detached Family Home
- Integral Garage plus a Secondary Garage Converted into a Home Gym
- Garden Room with a Hot Tub
- Beautiful Kitchen with Granite Worktops
- Dining Room with two sets of Bi-Fold Doors Leading out onto the Rear Garden
- Two Bathrooms with Master En-Suite
- Enclosed Rear Garden
- Great School Catchment within Wyke Regis
- Off Road Parking For One Car
- Immaculate Throughout

### Full Description

Entrance into this beautiful family home is via a side aspect double glazed composite door leading into a spacious porch with a front aspect stained glass circular window. A wooden glazed door leads through to a welcoming hallway with stairs rising to the first floor with glass balustrades, under stairs storage cupboard and customised pull out shoe racks. There is a further built in cupboard housing the gas combi boiler and doors lead through to the ground floor accommodation. The bay-fronted living room is a generous size offering a front aspect double glazed bay window with fitted shutters. The integral garage is an add on which is larger than average offering an electric shutter door, rear aspect double glazed French doors





This wonderful property would make the ideal family home located within Wyke Regis.

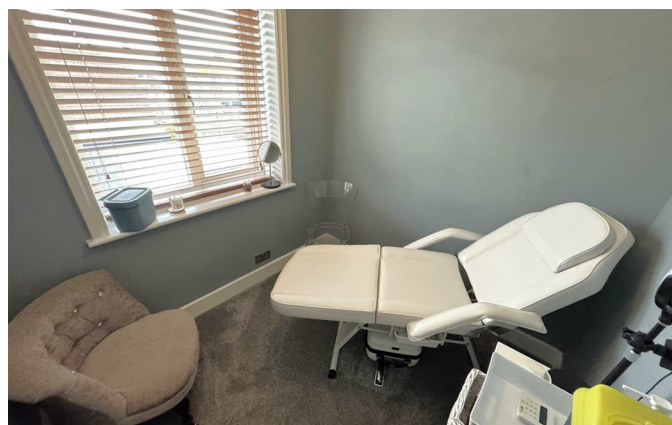


leading out onto the garden, space and plumbing for a washing machine, space for a tumble dryer, power points and lighting. The beautifully designed kitchen comprises eye and base level units with Granite worktops, two eye level integral ovens with inset five ring gas burner hob and extractor hood over, integral microwave oven, space and plumbing for a dishwasher and a rear aspect double glazed window. The kitchen extends through to the dining area offering great space with dual aspect double glazed bi-fold doors leading out onto the garden, space for an American fridge freezer and a modern wall mounted upright radiator. This is the perfect family/entertaining area and is the hub of the home overlooking the garden. Reverting back to the hallway there is a downstairs family bathroom offering a modern suite including a panel enclosed corner jacuzzi bath with a wall mounted mixer shower system over and screen attached, wash hand basin, low level WC, wall mounted towel rail heater and a side aspect double glazed window.

The first floor offers a landing area with loft access via a hatch, side aspect double glazed window and doors lead through to the three bedrooms. The master bedroom is a generous size with a dressing area, fitted wardrobes, front aspect double glazed bay window with fitted shutters and a door leads through to a shower en-suite. The modern and contemporary suite includes a double shower cubicle with a wall mounted mixer shower system, low level WC, vanity wash hand basin, wall mounted towel rail heater and a front aspect double glazed window. Bedroom two is a double offering a rear aspect double glazed fire escape window with internal blinds. Bedroom three is a single offering a rear aspect double glazed window.

Outside offers a fully enclosed rear garden with a patio and large raised decking area with glass balustrades abutting the property, steps leads down to a generous sized lawned garden with access via two raised garage style doors leading into a beautiful garden room with a hot tub. This is the perfect entertaining area with space for a bar and plenty of seating. There is a secondary garage which has been converted into a home gym with dual aspect double glazed patio doors and a separate cloakroom with a low level WC and wall mounted wash hand basin. Attached to the garden room is a garden store which is ideal for storing of







garden equipment. The front of the property offers a front garden laid to shingle with planted shrubs and a driveway providing off road parking for one car.

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.

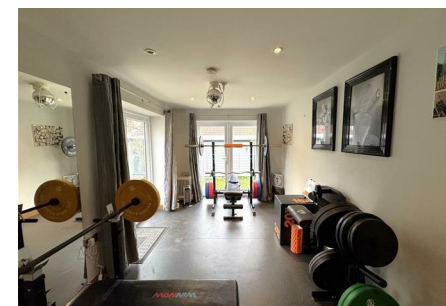
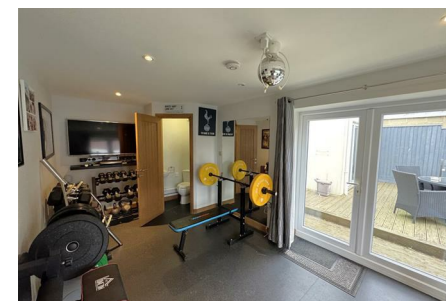
Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

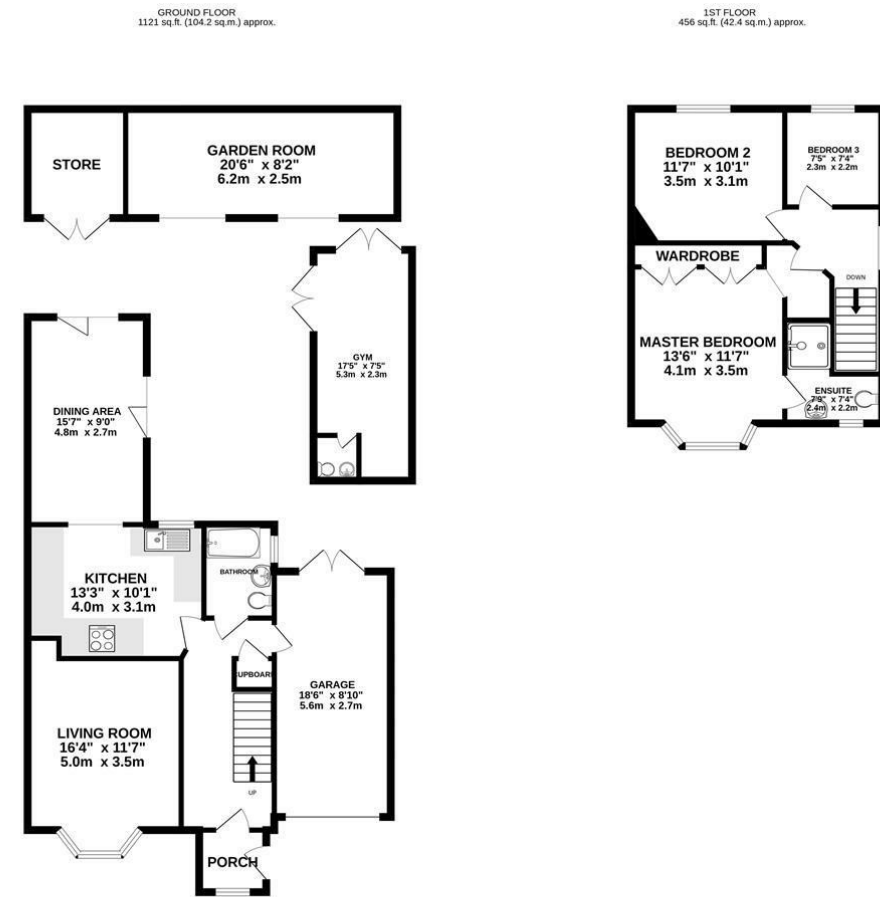
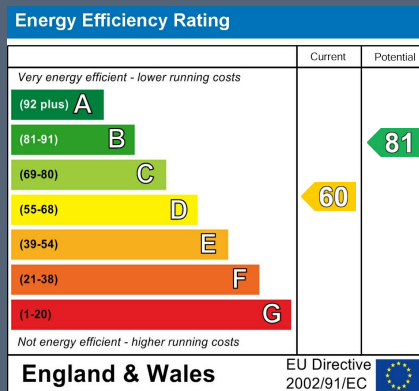
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The beautiful kitchen has Granite worktops and extends through to a beautiful dining area with two sets of bi-fold doors.





**TOTAL FLOOR AREA:** 1578 sq.ft. (146.6 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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