



Williams Avenue | Wyke Regis | Weymouth | DT4 9BP

Offers Over £330,000

BEAUMONT  JONES

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We are delighted to offer a well-presented four double bedroom family home with beautiful far-reaching views out to sea and a South-Facing rear garden with a garden room within the popular location of Wyke Regis. The property is laid out over three floors offering an abundance of living space throughout including a bay-fronted living room, generous sized dining room, modern fitted kitchen, utility room, contemporary family shower room with a double walk-in shower, bay-fronted master bedroom with fitted wardrobes and a blocked paved frontage plus a painted white line on the road for guaranteed parking.

- Four Double Bedroom Family Home
- Well-Presented Throughout
- South-Facing Rear Garden plus a Garden Room
- Block Paved Frontage plus a Painted White Line on The Road For Guaranteed Parking
- Modern Fitted Kitchen plus Utility Room
- Contemporary Family Shower Room
- Beautiful Far Reaching Sea Views
- Wyke Regis Location & Great School Catchment

Full Description

Entrance into this beautiful family home is via a front aspect double glazed door leading into an inner hall with a further door leading into the main hallway with stairs rising to the first floor and an opening leads through to a spacious and open dining room, great for entertaining and spending family time this room offers great space with contemporary fitted wall units for storage, built-in under stairs storage cupboard, rear aspect double glazed window and openings lead through to the bay-fronted living room and down into the modern fitted kitchen. The living room is a generous size offering a front aspect double glazed bay window and an electric fire set within the chimney breast. The white high-gloss fitted kitchen comprises eye and base level units with work



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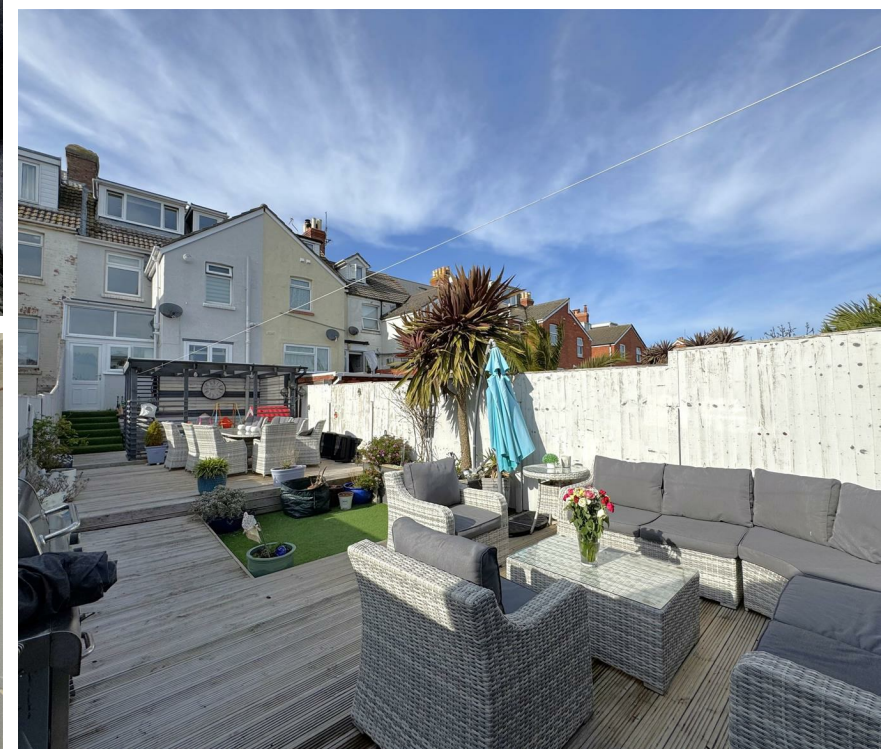
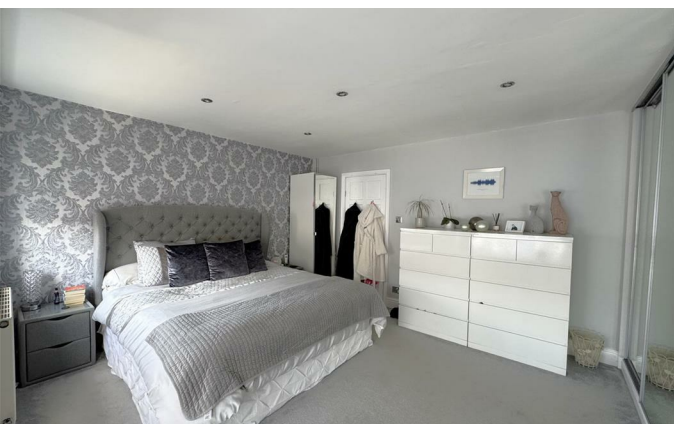
surfaces over, space for a gas Range cooker with a fitted extractor hood over, sink unit with waste disposal, integrated dishwasher, wall mounted gas boiler, rear aspect double glazed window overlooking the South-facing garden and an opening leads through to the utility room. This is a great addition to the home offering wall mounted eye level units space and plumbing for a washing machine and tumble dryer, integrated fridge/freezer, rear aspect double glazed windows and a rear aspect double glazed door leading down into the garden.

The first floor offers a split level landing with stairs rising to the second floor and doors lead through to the master bedroom, bedroom two and family shower room. The master bedroom is a generous sized double boasting two front aspect double glazed windows, one of which is a large bay, fitted wardrobes and plenty of space for a large bed and furniture. Bedroom two is a further double room with a rear aspect double glazed window and some far reaching views out to sea. The contemporary family shower room is a generous size comprising a suite including a double walk-in shower with a wall mounted mixer shower system, floating vanity wash basin, low level WC with a concealed cistern, wall mounted towel rail heater, fitted storage units and a rear aspect double glazed window.

The second floor offers a gallery landing with a rear aspect double glazed window enjoying beautiful far reaching views out to sea and over to Portland Harbour, large built-in storage into the eaves covering the length and width of the shower room and doors lead through to bedrooms three and four. Bedroom three runs the width of the house offering great space, front aspect double glazed Dormer window and built-in storage into the eaves. Bedroom four is a double room offering a rear aspect Dormer window enjoying breathtaking far reaching views out to sea and over to Portland Harbour.

Outside offers a generous sized South-Facing rear garden laid to decking for easy maintenance with a small section laid to artificial grass. There is a decked area with a pergola and plenty of seating areas to enjoy the sun throughout the day. There is a separate garden room, this is perfect for entertaining offering fitted kitchen units creating the perfect bar and seating area with





power, lighting and broadband. The garden has lighting and LED lighting set within the decking which can all be controlled with a mobile app. The front of the property is laid to block paving proving an off road parking space for a small car, there is a painted white line on the road providing guaranteed parking in front of the house.

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 the pretty old Wyke village, this is also a popular residential area with excellent bus links into Weymouth, convenient shopping and well-regarded schools. There is access to superb coastal walks via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach. There are good regarded primary and secondary schools also close by.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C.

Services: - Gas central heating. Mains electric & drainage.

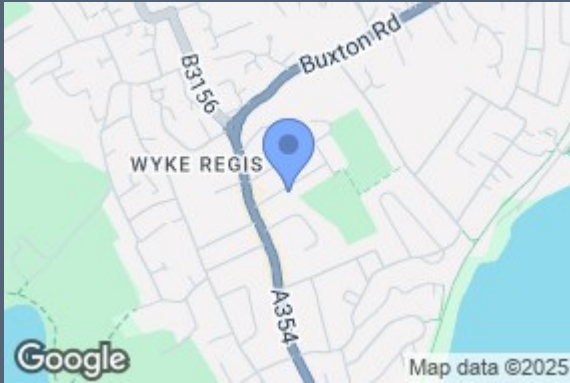
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

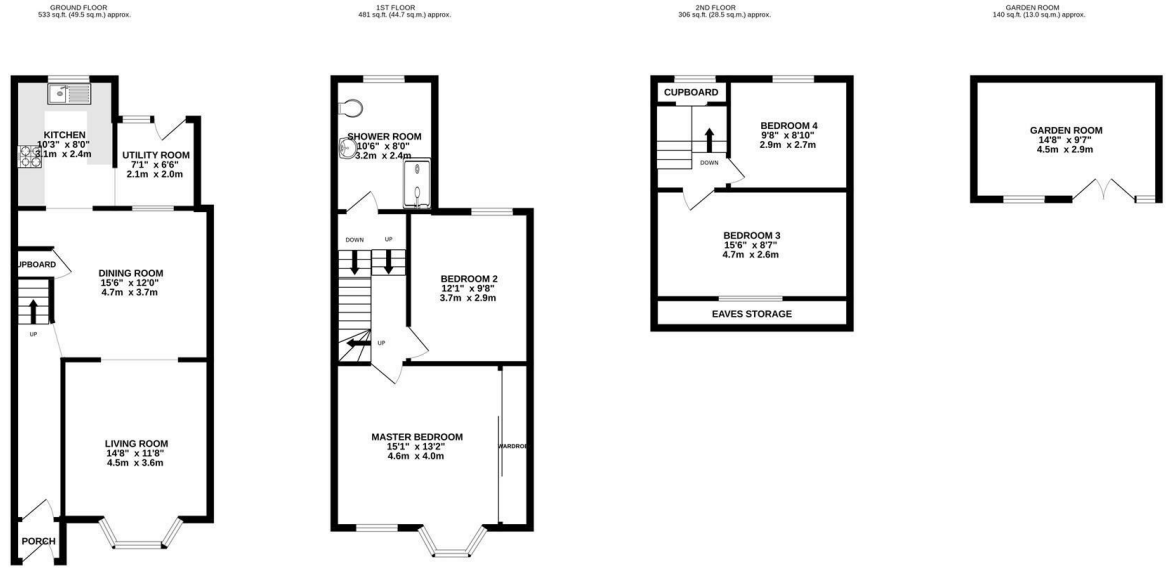


South facing garden and beautiful far reaching sea views, this property must be viewed to be fully appreciated.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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

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