



**Connells**

Quibo Lane  
Weymouth



### Property Description

Connells are pleased to market this three bedroom detached chalet house with a large beautiful mature westerly facing rear garden and conservatory. The property is situated in Quibo Lane being within two miles from Weymouth town centre and being within close proximity of popular schools and local amenities.

This beautifully presented property comprises entrance porch, hallway, generous lounge with feature fireplace, dining room, kitchen/breakfast room, lovely conservatory leading onto the garden, bedroom and bathroom.

To the first floor are a further two bedrooms with the master being En-suite.

Externally this home boasts a pleasant west facing rear garden being approximately 120ft in length with a recently paved driveway to the front providing off road parking for multiple vehicles.

### Lounge

17' into bay x 12' 3" (5.18m into bay x 3.73m)  
Front aspect double glazed bay window with shutters. Cast iron feature fireplace with surround. Picture rail. Radiator. Television point. Open plan into:-

### Dining Room

13' 11" x 10' 10" (4.24m x 3.30m)  
Picture rail. Radiator. Television point. Wooden style flooring. Open plan into:-

### Conservatory

12' 1" x 9' 6" (3.68m x 2.90m)  
Pitched roof double glazed conservatory. Dual aspect double glazed windows. Continuation of wooden style flooring. Double glazed French doors to garden.

### Kitchen / Breakfast Room

12' 4" x 12' 4" (3.76m x 3.76m)  
Fitted kitchen comprising a range of wall and base units with roll edge granite work surfaces over. Inset single bowl sink unit. Built in oven. Inset gas hob with extractor hood over. Plumbing for dishwasher. Wall mounted boiler. Dual aspect double glazed window. Radiator. Space for up fridge freezer. Larder cupboard. Tiling. Stairs to first floor.  
Door to:-

### Accommodation

#### Entrance Porch

Double glazed composite door into:-

#### Hallway

Radiator. Picture Rail. Doors to:-



## Bedroom Two

13' 7" into bay x 12' 5" (4.14m into bay x 3.78m)

Front aspect double glazed bay windows with shutters. Feature fireplace. Picture rail. Radiator.

## Bathroom

Comprising double fitted walk in shower unit. Vanity unit. Close coupled WC. Heated towel rail. Rear aspect double glazed window.

## First Floor Landing

Loft Access. Doors to:-

## Bedroom One

13' 2" x 11' 11" (4.01m x 3.63m)

Rear aspect double glazed window. Wall mounted radiator. Side aspect velux window. Storage cupboard. Door into:-

## En Suite

Comprising paneled bath. Close coupled WC. Pedestal wash hand basin. Side aspect double glazed Velux window.

## Bedroom Three

13' 3" max x 8' 3" (4.04m max x 2.51m)

Front aspect double glazed window with shutters. Range of fitted wardrobes. Wall mounted radiator. Eave storage cupboard. Telephone point.

## Annex

Double glazed french upvc doors leading into:-

## Open Plan Living

## Kitchen/ Lounge/ Diner

14' x 11' (4.27m x 3.35m)

Side aspect double glazed widow. Fitted wall and base units, inset stainless steel sink & drainer. Door leading into:-

## Bedroom

10' x 11' (3.05m x 3.35m)

Rear aspect double glazed window.

## Shower Room

Suite comprising shower unit, low level WC and wash hand basin. Extractor fan.

## Outside

## Front Garden

Recently block paved large driveway providing off road parking for multiple vehicles. Variety of planting and shrubs. Side pedestrian gated access to rear.

## Rear Garden

Beautiful mature westerly facing garden with a variety of planting and trees. Large lawn with recently paved sections providing access directly to the Annex. Side pedestrian access. Outside water supply.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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