



**Connells**

Overbury Close  
Weymouth



### Property Description

Stepping inside you will feel an immediate sense of space as you walk into a generous lounge/diner that offers excellent storage and a large window allows plenty of light to flood the space, with access into Bedroom four & En Suite. The lounge flows through into the kitchen space that offers built in appliances and solid work surfaces.

A set of double doors opens onto a patio and a path leads to the rear access. the garden is currently finished with a low maintenance approach.

The first floor comprises of the additional three bedrooms and the family bathroom. Bedroom one found at the rear of the property is a double room that has really maximised the useable space to get the most out of the room. The room has an inviting bright feel and is large enough for a double bed and furniture.

Bedroom two & Bedroom three found adjacent is a well proportioned single room or a versatile space for those working from home and enjoys views over the garden.

### Entrance

Glazed door leading into: -

### Porch

Side aspect double glazed window. Door leading into: -

### Lounge / Dining Room

21' 4" x 10' (6.50m x 3.05m)

Wooden style flooring. Skirt boarding. Wall mounted radiator. Front aspect double glazed window which enjoys a southerly aspect. Rear aspect glazed patio doors providing access to the garden. Wooden door leading into bedroom four. Door leading into: -

### Kitchen

8' 6" x 9' 4" (2.59m x 2.84m)

Fully fitted kitchen with wall and base units with work surface over. Inset gas hob with cooker hood over. Inset stainless steel sink and drainer. Space and plumbing for a washing machine. Space for a fridge freezer. Rear aspect double glazed window overlooking the garden. Rear aspect double glazed door providing additional access to the garden. Inset spot lighting.

### Bedroom Four

13' 6" x 7' 4" (4.11m x 2.24m)

Front aspect double glazed window. Carpeted. Skirt boarding. Vertical wall mounted radiator. Door leading into: -

### En Suite

Low level Wc and wash hand basin. Wall mounted heated towel rail.



## First Floor

### Landing

#### Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Rear aspect double glazed window which enjoys views over the rear garden. Wall mounted radiator.

#### Bedroom Two

9' 1" x 8' 9" (2.77m x 2.67m)

Front aspect double glazed window which enjoys a southerly aspect. Wall mounted radiator.

#### Bedroom Three

9' x 8' 3" (2.74m x 2.51m)

Rear aspect double glazed window which enjoys views over the rear garden. Wall mounted radiator.

### Bathroom

Front aspect double glazed window. Suite comprising paneled bath with shower attachment over, low level WC and wash hand basin. Tiled flooring. Heated towel rail.

## Outside

### Front Garden

Enjoys a southerly aspect and laid to lawn.

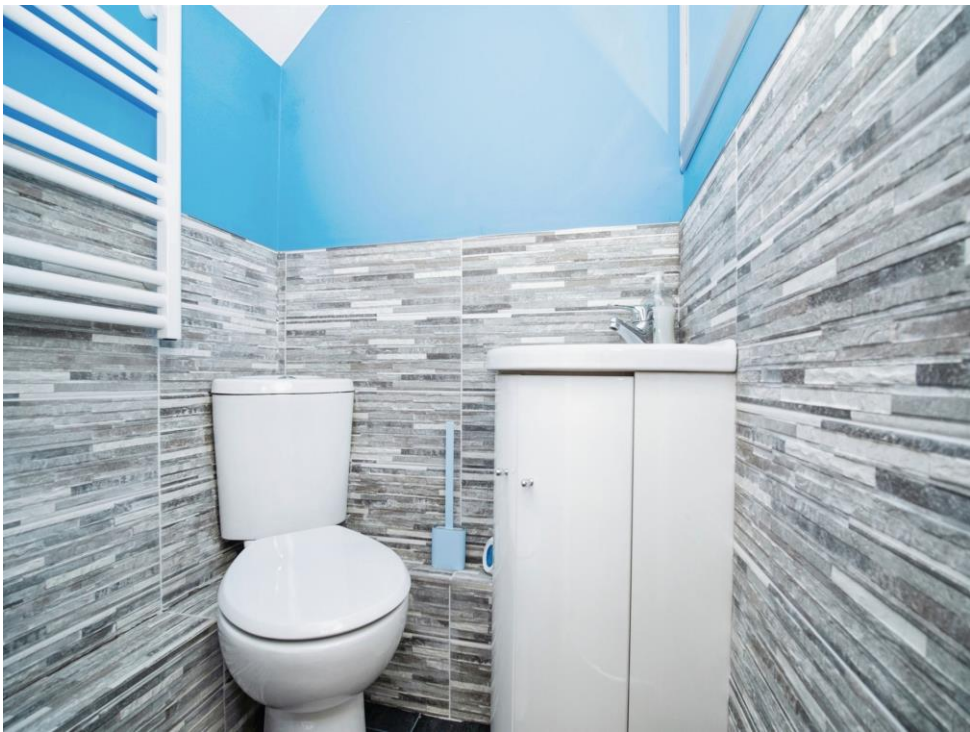
### Rear Garden

Fully enclosed laid to lawn with shingled areas with a variety of planting and shrubs. Rear gated pedestrian access.

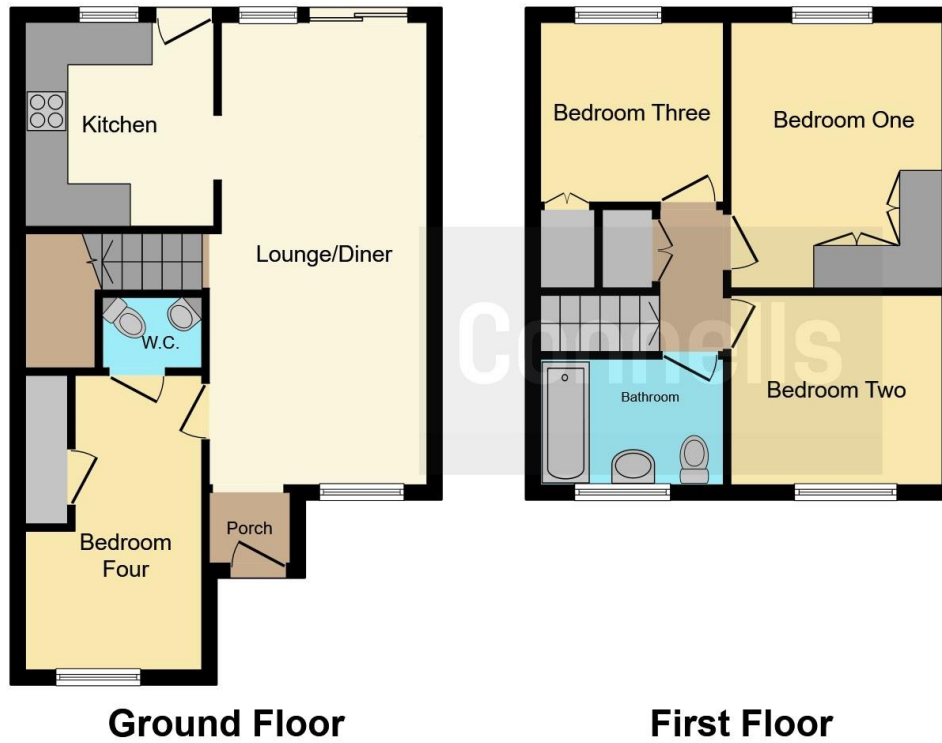
### Driveway

Off road parking suitable for one vehicle.









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**EPC Rating: D**

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Tenure: Freehold



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