



**Connells**

Rectory Way  
Weymouth



## Property Description

A well-proportioned detached family home situated within a quiet cul-de-sac in a much sought-after residential location and within the catchment area of well-regarded nursery, primary & secondary schools. This spacious four-bedroom house provides an entrance hall, cloakroom, sitting room, dining room, kitchen & a generously sized conservatory, all providing excellent flow for entertaining. Adjacent to the fitted kitchen are a utility room and an extra storeroom.

On the first floor there are four bedrooms, a family bathroom & ensuite shower room. Externally there is a driveway to the front providing ample off-road parking for two vehicles, leading to an attached garage with a remote roller garage door. Side external gate leads to rear garden. Garden shed has front & back doors. To the rear of the house is an enclosed low-maintenance garden with paved areas, mature shrubs, floral beds & summerhouse.

The house benefits from UPVC double-glazing throughout & gas central heating. The property is situated in a sought-after residential position. Nearby there are a wide range of local amenities including a general store, a large supermarket (with chemist) & doctors' surgery. There are nursery, primary and secondary schools nearby. Sandsfoot Beach, Newton's Cove, The Nothe Fort & gardens and the Rodwell Trail, which winds itself from the beautiful Weymouth harbour to Chesil Beach. Weymouth Town is located 1 mile away with a range of shops, coffee shops & places of worship.

### Entrance

Glazed upvc door into: -

### Entrance Hall

Oak wood flooring; skirting board; dado railing; coving; wall-mounted alarm system; wall-mounted radiator; telephone point; electrical points and stair rise to the first floor.

### Wc

Front aspect opaque window; low level WC and wash hand basin; tiling; skirting board; wall mounted radiator and loft access.

### Lounge

14' 10" x 13' 8" (4.52m x 4.17m)

Front aspect enjoying southerly aspect; double-glazed windows; continuation of oak wood flooring; skirting board; coving; wall-mounted radiator; feature gas fire with surround; television point; electrical points and double wooden/glazed doors leading into:

### Dining Room

17' 5" x 9' 8" (5.31m x 2.95m)

Continuation of oak wood flooring; two wall-mounted radiators; skirting board; coving; television point; electrical points; inset spots and bi folding doors leading into the conservatory.

Arch leading into: -

### Kitchen

12' 1" x 9' 9" (3.68m x 2.97m)

Beautifully appointed fitted kitchen with a range of wall and base units with wood-effect laminate surfaces; feature kitchen island; inset ceramic sink and drainer; inset five ring gas hob with extractor over; fitted eye-level oven and microwave; integral dishwasher; water softener; integral fridge; tiling; television point; inset spot lighting and dual-aspect double-glazed windows.

### Conservatory

14' 5" x 12' 1" (4.39m x 3.68m)

Accessed via bi-folding doors from dining room, continuation of oak wood flooring; television point; electrical points; a set of double doors providing additional access to the back garden. Greenspace insulated roof panels keep conservatory warm in colder months. Door leading into: -

### Utility Room

5' 3" x 8' 5" (1.60m x 2.57m)

Wall and base units with worksurface over; inset stainless steel and drainer; space and plumbing for a washing machine; wall-mounted alarm system; skirting board; multiple coat pegs; side aspect double-glazed door providing access to back and front gardens.

### Store Room

Ample space for freezer, tumble dryer, kitchen appliances, shoes/boots, vacuum cleaner and more. Side aspect double glazed window.

## First Floor

### Landing

Carpeted, skirting board; dado railing; coving and loft access with loft ladder.

### Bedroom One

14' 2" x 12' (4.32m x 3.66m)

Two rear aspect double-glazed windows with views over garden, carpeted; 3.5 m fitted wardrobes with mirror doors; skirting board; coving, inset spotlights, central light, and wall mounted radiator.

### En Suite

Modern fitted suite comprising double walk-in rainfall shower; low level toilet and wash hand basin; fully tiled; chrome heated towel rail; tall, fitted cupboard with mirror door (towels/toiletries), Karndeian flooring, rear aspect opaque double-glazed window.

### Bedroom Two

14' 2" narrowing to 8' 9" x 11' 8" (4.32m narrowing to 2.67m x 3.56m)

Front aspect double-glazed window which enjoys a southerly aspect; carpeted; skirting board; coving; inset spot and central lighting; wall mounted radiator; fitted wardrobes and storage.

### Bedroom Three

7' 9" x 9' 9" (2.36m x 2.97m)

Front aspect double-glazed window which enjoys a southerly aspect; carpeted; skirting board; coving; wall mounted radiator; rail for clothes. Loft access via loft ladder leading into:

### Attic Room

Fully boarded and carpeted attic room with side aspect glazed window. Excellent storage. Houses water and central heating system.

### Bedroom Four/ Study

11' 7" x 8' 4" (3.53m x 2.54m)

Rear aspect double-glazed window which enjoys views over the rear garden; built-in wardrobe; carpeted; skirting board; coving; wall-mounted radiator and clothes rail.

### Bathroom

Modern fitted suite comprising single cubicle with rainfall shower; bath; low level toilet and wash hand basin, mostly tiled; chrome heated towel rail; shaving cabinet, Karndeian flooring, front aspect double-glazed window.

## Outside

### Rear Garden

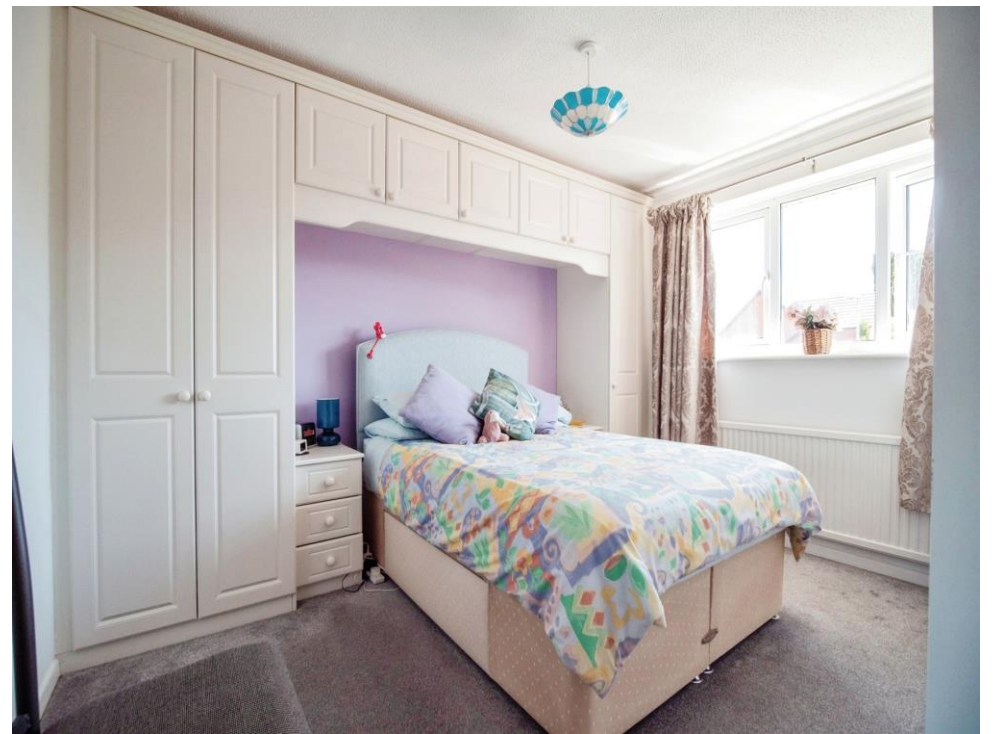
Impressive and manageable small rear garden allows for easy maintenance and has a raised patio adjoining conservatory, ideal for outdoor entertainment and relaxation. Attractive timber and glazed summerhouse with power, perfect for enjoying the summer evenings. Long garden shed: power and lighting with doors both ends to allow access to rear and front gardens. Outside tap and external electric power supply.

### Driveway

A block-paved driveway provides parking for two cars.

### Garage









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**EPC Rating: C**

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Tenure: Freehold



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