





Property Description

A large reception porch gives access to the inviting reception hallway with attractive wooden staircase ascending to the first floor, with understairs cupboard & doors to the lounge and kitchen / diner. The lounge, situated to the front of the property, enjoys a large double glazed bay window & beautiful cast iron fireplace. The impressive kitchen / diner room is fitted with a comprehensive range of Wren matching 'shaker' eye level & base units with quartz worktop surfaces, enhanced by integrated appliances including eye level oven, fridge, freezer, dishwasher, wine fridge & waste bins as well as plumbing for washing machine. A stunning island to the centre hosts the induction hob and plenty of seating for entertaining. Double glazed windows to the rear overlook the rear garden, whilst flow into a conservatory; an ideal area to enjoy the views over the garden. The property also benefits from a ground floor cloakroom with low-level WC, wash hand basin & complementary tiling.

First floor, landing hosts doors to the three bedrooms & family bathroom with an additional staircase ascending to the second floor.

The second floor landing benefits from a separate WC with low-level suite & wash hand basin.

Bedroom four offers a very unique feature of a walk-in window, which open up and extends to the outside providing about the area with stunning views over the rooftops of Wyke to the sea.

Bedroom five, situated to the rear, offers delightful views over the rear garden.

Entrance

Porch

Side aspect double glazed windows. Door leading into: -

Hallway

Wooden style flooring. Wall mounted radiator. Thermostat. Stairs rise to the first floor. Understairs storage. Door leading into: -

Lounge

12' 5" x 11' 5" (3.78m x 3.48m)

Front aspect double glazed bay window. Continuation of wooden style flooring. Feature cast iron fireplace. Power points. Wall mounted radiator.

Kitchen/Breakfast Room

18' 8" x 13' 6" narrowing to 10' 2" (5.69m x 4.11m narrowing to 3.10m)

The impressive kitchen / diner room is fitted with a comprehensive range of Wren matching 'shaker' eye level & base units with quartz worktop surfaces, enhanced by integrated appliances including eye level oven, fridge, freezer, dishwasher, wine fridge & waste bins as well as plumbing for washing machine. A stunning island to the centre hosts the induction hob and plenty of seating for entertaining. Double glazed windows to the rear overlook the rear garden, whilst flow into a conservatory; an ideal area to enjoy the views over the garden. Inset spot lighting. Wall mounted radiator.

Wc

Rear aspect double glazed window. Low level Wc and wash hand basin. Tiled flooring. Wall mounted radiator.

Conservatory

10' 9" x 7' 8" (3.28m x 2.34m)

Upvc and brick construction with pitched roof. Side aspect double glazed french doors providing access to the garden.

First Floor

Landing

Carpeted. Stairs rise to the second floor. Side aspect double glazed window.

Bedroom One

12' 5" x 9' (3.78m x 2.74m)

Front aspect double glazed bay window. Carpeted. Fitted mirrored wardrobes. Power points. Wall mounted radiator. Power points.

Bedroom Two

13' 6" x 10' 3" (4.11m x 3.12m)

Rear aspect double glazed bay window. Carpeted. Fitted wardrobes. Power points. Wall mounted radiator. Power points.

Bedroom Three

10' 2" x 8' 2" (3.10m x 2.49m)

Rear aspect double glazed bay window. Carpeted. Power points. Wall mounted radiator. Power points.

Bathroom

Suite comprising panelled bath with shower over, low level WC and wash hand basin. Front aspect double glazed window. Wall mounted chrome heated towel rail.

Second Floor

Landing

Carpeted. Side aspect double glazed window.

Bedroom Four

10' 3" x 10' 2" (3.12m x 3.10m)

Front aspect feature velux balcony window. Carpeted. Wall mounted radiator. Power points. Fitted wardrobe. Eaves storage.

Bedroom Five

11' 4" x 10' 3" narrowing to 7' 9" (3.45m x 3.12m narrowing to 2.36m)

Rear and side aspect double glazed windows. Carpeted. Wall mounted radiator. Power points. Eaves storage.

Wet Room

Front aspect Velux window. Walk in shower. Wash hand basin. Extractor fan.

Wc

Low level WC and wash hand basin. Tiling. Extractor fan.

Outside

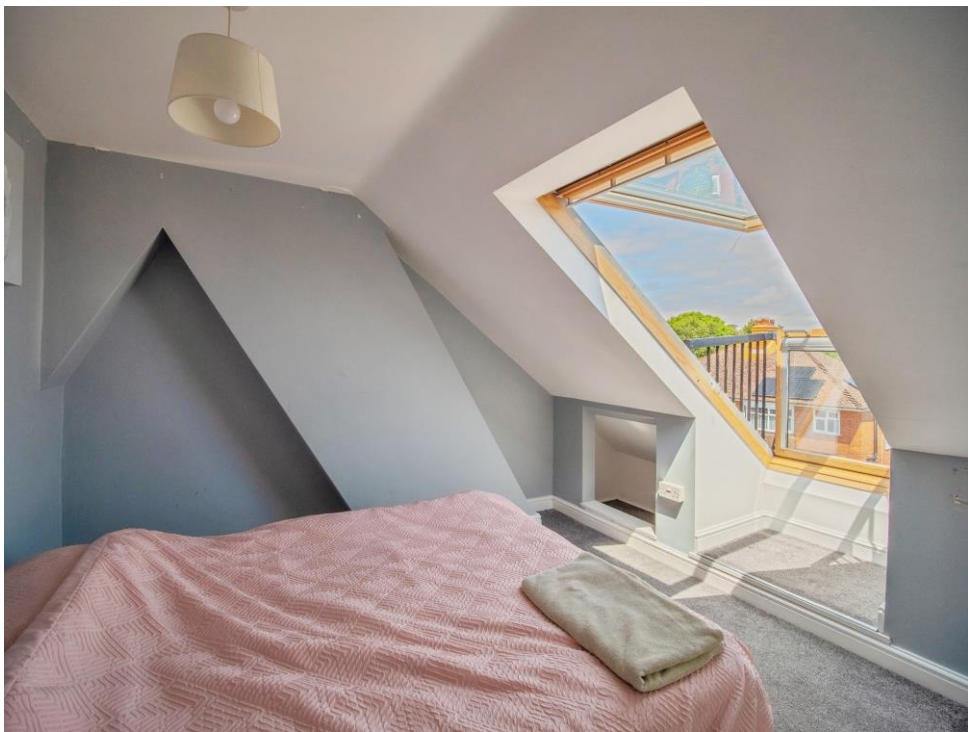
Driveway

Externally, to the front, an independent driveway provides off-road parking with access to the side of the property leading to the rear garden.

Westerly Rear Garden

The rear garden is a generous size, predominately laid to shingle with a vast selection of plants and shrubs to borders.









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

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