



**Connells**

Wyke Oliver Road  
Weymouth



### Property Description

Set on a highly desirable no through road within the ever popular suburb of Preston, this handsome detached residence offers generous accommodation throughout.

There is a welcoming living room boasting a triple aspect with patio doors opening onto the garden. The dining room offers ample space for furniture and flows through to the kitchen which offers a good range of wall and base units under worktops incorporating an integral oven, hob, dishwasher and washing machine. An opening leads through to a pleasant breakfast room overlooking the garden.

From the breakfast room, a door leads to a versatile snug/additional reception room, currently utilised by the owners as a downstairs bedroom.

The well presented family bathroom is also situated on the ground floor and features a 'p-shape' bath with shower over, hand wash basin and w/c.

Upstairs there are 3 bedrooms, the master being a generous size enjoying a triple aspect and en-suite bathroom. Bedroom 2 offers two built in storage cupboards.

The home benefits further from gas fired central heating, double glazing and photometric panels situated on the roof.

The home enjoys an attractive frontage, well stocked with mature shrubs, planting and small trees along with off road parking.

#### Entrance

Door leading into:-

#### Entrance Hall

Feature front aspect double glazed window. Carpeted. Power points. Understairs storage cupboard. Wall mounted radiator. Thermostat. Stairs rise to the first floor.

#### Sitting Room

16' 4" x 13' 1" ( 4.98m x 3.99m )

Charming triple aspect room, with wooden style flooring. Wall mounted radiator. Coving. Skirting boards. Power points. Feature fire with surround. Rear aspect double glazed patio doors providing access to the garden.

#### Dining Room

13' x 11' 11" ( 3.96m x 3.63m )

Front aspect double glazed window. Continuation of wooden style flooring. Wall mounted radiator. power points. Coving. Skirting board. Arch leading into:-

#### Kitchen

11' 9" x 9' 7" ( 3.58m x 2.92m )

Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with marble effect worksurfaces over, electric oven with electric hob with cooker hood over. Space for fridge freezer. Rear aspect double window enjoys views over the Southerly Garden. Continuation of wooden style flooring. Coving. Opening into:-



### **Breakfast Room**

11' 8" x 8' 9" ( 3.56m x 2.67m )

Continuation of wooden style flooring. Rear and side aspect double glazed windows, enjoying views over the rear garden. Rear aspect double glazed upvc door providing access to the garden. Thermostat. Power points. Two wall mounted radiators. Steps leading up to:-

### **Bedroom Four**

14' 10" x 8' 8" ( 4.52m x 2.64m )

Front aspect double glazed window. Feature window seat providing storage. Feature exposed beam. Carpeted. Power points. Loft access. Wall mounted radiator.

### **Bathroom**

Suite comprising panel enclosed bath with shower attachment over, low level WC and wash hand basin with storage cupboard. Inset spot lighting. Two rear aspect double glazed opaque windows. Chrome heated towel rail. Tiling.

### **First Floor**

#### **Landing**

Rear aspect double glazed window, which enjoys distant views towards Weymouth Bay. Airing cupboard.

#### **Bedroom One**

16' 5" x 13' 1" ( 5.00m x 3.99m )

Impressive principal bedroom boasting a triple aspect. Carpeted. Wall mounted radiator. Power points. Door leading into:-

#### **En Suite**

Suite comprising bath with shower over, low level WC and wash hand basin. Front aspect double glazed window. Loft access. Wall mounted radiator.

### **Bedroom Two**

13' x 11' 1" ( 3.96m x 3.38m )

Front aspect double glazed window. Power points. Carpeted. Wall mounted radiator. Two storage cupboards.

### **Bedroom Three**

13' x 9' 4" ( 3.96m x 2.84m )

Rear aspect double window enjoys views over the Southerly Garden. Carpeted, power points, wall mounted radiator.

### **Outside**

#### **Front Garden**

To the front of the property there is an attractive front garden bordered with mature shrubs and small trees. A gravelled driveway offers parking for one car however this driveway could be widened should more off-road parking be required.

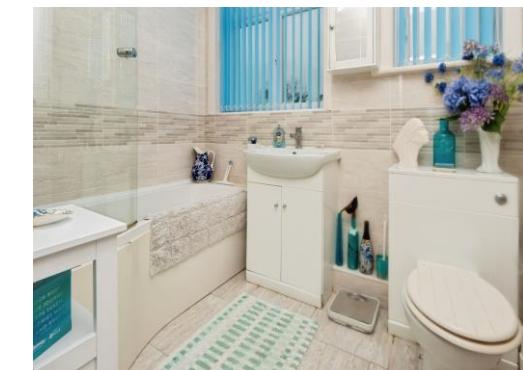
#### **Southerly Rear Garden**

The private rear garden enjoys a south facing outlook, complete with a large patio for outdoor dining. The generous lawned area is bordered with a mixture of shrubs and attractive plants. There are two sheds in situ for outdoor storage and gated side access leading to the front of the property.

#### **Driveway**

#### **Solar Panels**

No outstanding lease.

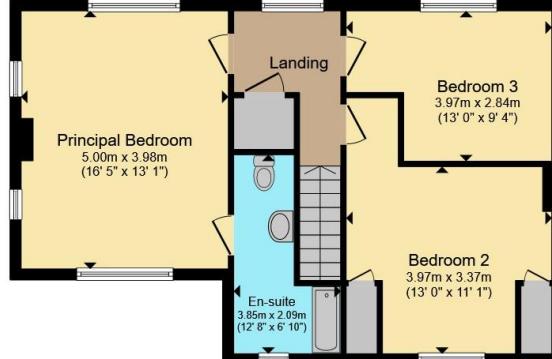








**Ground Floor**



**First Floor**

Total floor area 144.8 m<sup>2</sup> (1,558 sq.ft.) approx

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**Connells**

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Band: E

Tenure: Freehold

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