

DIRECT



MOVES



## Marina Gardens , Weymouth DT4 9QZ

- Outstanding extended detached bungalow
  - New windows fitted in January 2025
    - CCTV and alarm system
    - Three double bedrooms
- Bifold doors to paved private garden with spacious patio
- Fully refurbished in the last two years
- New heating system and boiler fitted in 2022
- Stunning open plan kitchen / entertaining room
  - Ensuite and family bathroom
  - Garage for storage

**Offers Over £560,000 Freehold**







### Front Of The Property

Wall enclosed with porcelain patio tiles leading to the main front door, gravelled area, tarmac off road parking for 2 cars with car port, wooden gate leading to the rear garden, garage/storage.



### Garage/Storage

Side aspect double glazed window, power points and lighting, ideal for storage or small car.

### Main Entrance

Front aspect door leading to:

### Inner Hallway

Spot lights throughout, wall mounted radiator, power points, oak door leading to storage cupboard and oak doors leading to:

### Master Bedroom

10'8" x 11'3"

Front aspect double glazed bayed window, power points, wall mounted radiator, storage cupboard, door leading to:

### En-Suite

2'11" x 8'0"

Low level WC, vanity hand wash basin with stainless steel mixer tap, walk in shower cubicle with glass folding door and rainfall shower head, partially tiled, heated towel rail.

### Bedroom Two

10'9" x 14'6" (max)

Front aspect double glazed bayed window with side aspect double glazed window, wall mounted radiator, power points, large built in wardrobe with shelving and hanging space.

### Bedroom Three

11'6" x 11'6" (max)

Side aspect double glazed window, wall mounted radiator, power points, large built in wardrobe with shelving and hanging space.



### Shower Room

6'5" x 7'9"

Side aspect double glazed obscured window, low level WC with hand wash basin unit, extractor fan, spot lights, loft access via hatch, partially tiled, large walk shower with glass screen and rainfall shower head, storage cupboard, heated towel rail.

### Open plan kitchen/ entertaining room

25'10" x 27'0"

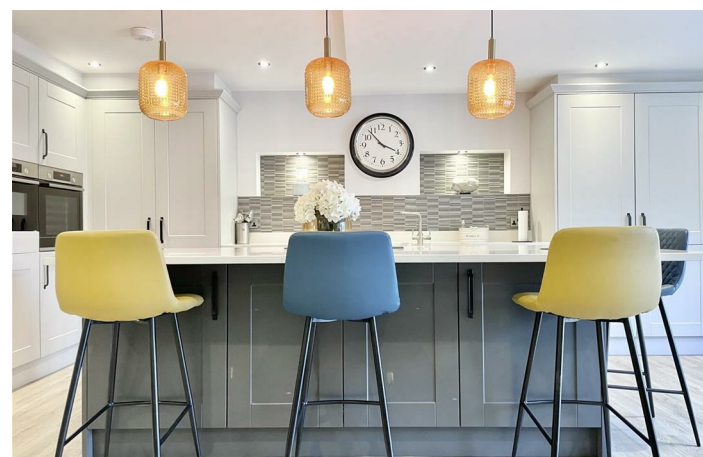
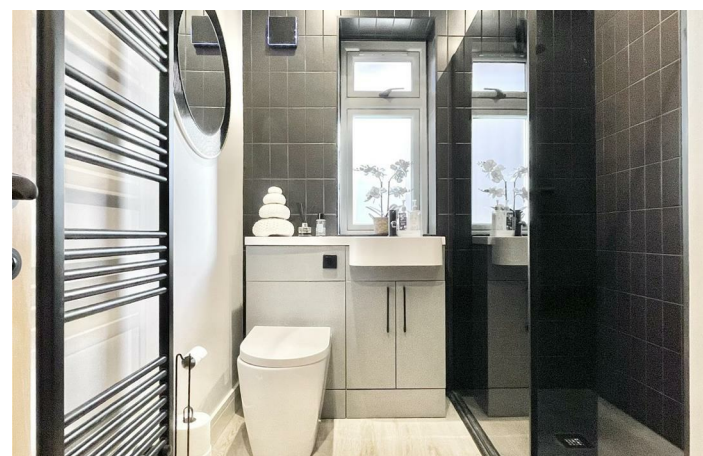
Large family room with zones comprising side aspect double glazed window, bi-fold doors leading to the garden, power points, space for log burner, spot lights. The kitchen area comprises of a large centre island with a quartz worktop, four ring induction hob and down draft extractor fan, integral wine cooler, storage cupboards underneath. The kitchen also benefits from a range of eye and base level units with quartz worktop over, double Belfast sink with stainless steel taps, hot tap, eye level integral double ovens and microwave, integral dishwasher, integral washing machine, integral fridge and under counter freezer. This room also benefits from underfloor heating.

### Garden

Fence enclosed and full laid with porcelain patio tiles, large pergola, outside plugs, wooden gate leading to the front of the property.

### NB

The current owner informs us the wall mounted combination boiler was installed in 2022. New windows throughout. Hive system.











Local Authority  
Council Tax Band D  
EPC Rating D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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