



## Rosebay Drive , Weymouth DT3 6GE

- Semi- Detached
- 2 off-Road parking spaces
- Built in 2020
- Close to Amenities and Public transport
- 3 Bedroom
- Fully enclosed rear garden with scenic views
- Quiet location
- No Forward Chain

**Offers Over £270,000 Freehold**







### Front of Property

Drop curb with 2 off-road parking spaces.  
Side access path to rear garden gate.

### Entrance Hall

UPVC front door with glass panels into hall.  
Electric fuse board. Pendant light. Laminate flooring through downstairs. Carpeted stairs to first floor. Wood panel door into ...

### Open Plan Living

22'2" x 12'4" max  
Dual aspect room with Front aspect UPVC double glazed window and Living area is to a rear aspect with UPVC double glazed patio doors onto garden.



### Kitchen Area:

Range of eye and base levels units with Integral fridge freezer, electric oven, 4 ring electric hob and extractor over. 1.5 bowl sink with mixer tap. Breakfast bar. Pendant light. Power points. Under stairs open storage area.

Matching white wood door into..

### **Cloakroom**

3'3" x 5'1"

Under-stair cloakroom with low-level WC, wall mounted corner hand basin. Wall mounted radiator.

### **1st floor landing.**

Carpeted landing with power-points, Hanging light. Wall mounted radiator. Carpeted stairs to second floor and Doors too..

### **Bedroom two**

7'10"\* 10'4"

Rear aspect over double bedroom with views over Bincombe hills. Wall mounted radiator. Full length built-in wardrobe. Pendant light Power-Points.

### **Family bathroom**

5'6"\* 5'11"

Side aspect bathroom with UPVC double glazed window. Laminate flooring and partially tiled walls. Panel enclosed bath with mixer tap shower over and glass shower screen. Pedestal wash basin low-level WC. Electric towel rail. Extractor fan.

### **Bedroom three**

12'2" x 7'8" max

Front aspect L-shaped bedroom with twin UPVC windows. Wall mounted radiator. Pendant light. Power-points.

### **Stairs to 2nd Floor**

Carpeted stairs to second floor. Door into large storage area with further access to eave storage. Matching white wood door into..

### **Master bedroom**

8'8"\* 16'0"

Large double bedroom into eaves with large front and rear aspect skylights. Wall mounted radiator and Power-points. Pendant light. Loft access.

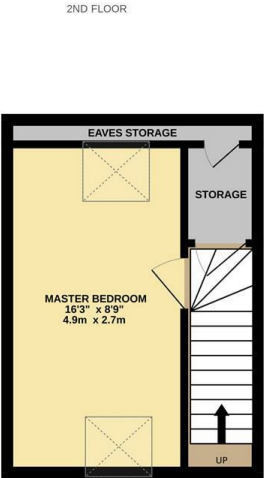
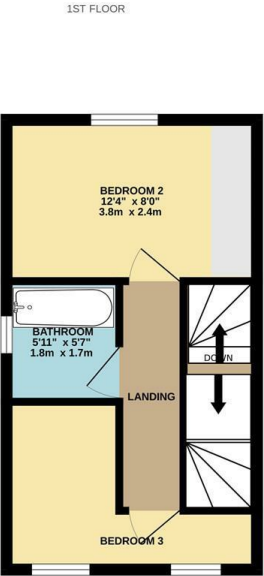
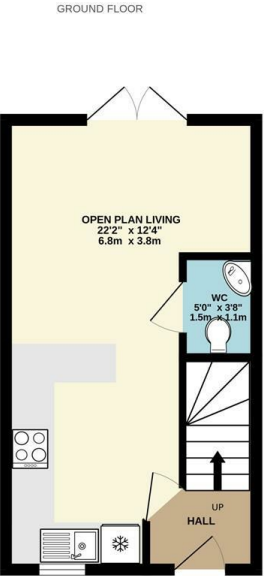
### **Garden**

Fully enclosed rear garden. Partially paved, path to decking area at end of garden. 2 areas laid to lawn. Views over Bincombe hills. Side access lockable gate. Storage shed.





Local Authority  
Council Tax Band C  
EPC Rating B



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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