

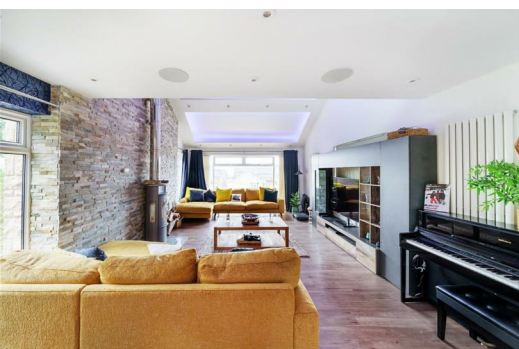


Instinct Guides You



Guide Price £895,000 Brunel Drive, Weymouth

- Stunning Contemporary Home
- Four Double Bedrooms
- Far Reaching Views Of Weymouth Bay
- Games Room & Bar
- Two Bathrooms
- Attached Additional Home Office
- Two Outbuildings Used For Airbnb
- Extensive Landscaped Garden



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

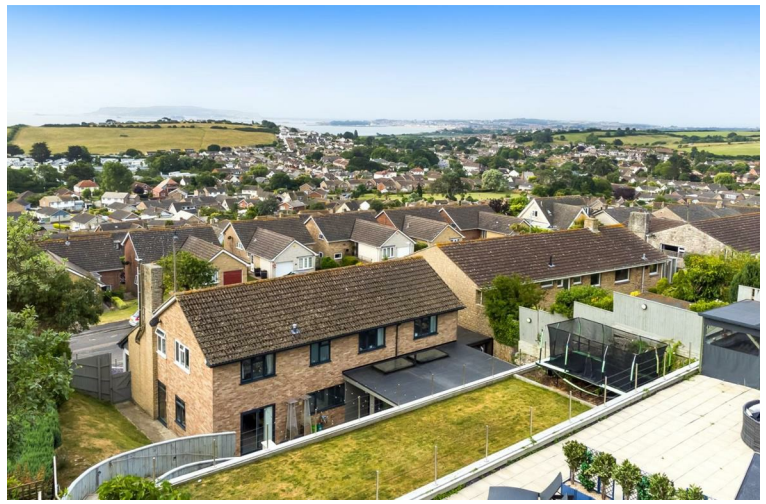
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A stunning detached residence enjoying an elevated position, that boasts fantastic far reaching views over Weymouth Bay, Portland and Coastline. Located in the popular area of Preston, this spacious home offers everything a family needs with four double bedrooms, large open plan lounge/kitchen/dining room with vaulted glass galleried landing, games room/bar with two recreational outbuildings used for Airbnb.



Stepping inside you are initially greeted with a welcoming hallway with stairs ascending to the first floor with doors leading to the downstairs accommodation. The main living accommodation certainly has the wow factor with a large triple aspect sitting room enjoying views with split level design opening into the dining area and kitchen. This whole area is perfect for family living with a high vaulted ceiling adding to the feeling of space along with a contemporary style log burner for the colder winter days.

The kitchen is modern in design with tasteful LED lighting throughout and a selection of integrated appliances including an induction hob, double oven, steam oven, combination oven/microwave and dishwasher. The area's merge seamlessly creating a great open plan area perfect for family living and entertainment with patio doors to the garden and access into a walk in pantry and utility room.

Finishing the downstairs accommodation is a superb entertaining room and bar with large sliding doors to take in the vista along with a cloakroom.

To the first floor are four double bedrooms and family bathroom. The principal bedroom is a good size with walk in wardrobe and ensuite. All other bedrooms offer space for furnishings with built in wardrobes or storage with a modern bathroom suite.

Externally a large driveway leads to the property with off road parking for several vehicles with double doors into the home office. Side pedestrian access leads to the garden which has been extensively landscaped with a lawned garden along with a large sun terrace perfect for entertaining, enjoying spectacular panoramic views with two modern recreational outbuildings both used for Airbnb plus a covered timber bar.

Sitting Room 20'6" x 14'7" (6.25 x 4.45)

Kitchen/Dining Room 27'3" max x 20'11" (8.31 max x 6.4)

Games Room / Bar 21'1" x 16'11" (6.45 x 5.18)

Utility Room

Office 20'9" x 9'1" (6.35 x 2.77)

Principal Bedroom 16'0" x 11'10" (4.88 x 3.61)

Bedroom Two 14'9" x 11'8" (4.52 x 3.56)

Bedroom Three 11'5" x 9'3" (3.48 x 2.82)

Bedroom Four 10'0" x 9'6" (3.05 x 2.92)

Outbuilding One / Annex 15'1" x 8'9" (4.62 x 2.69)

Bedroom Area 15'1" x 8'9" (4.62 x 2.69)

Outbuilding Two / Bar 22'6" x 11'10" (6.86 x 3.61)

Outbuilding Three 8.64 x 3.76



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	