

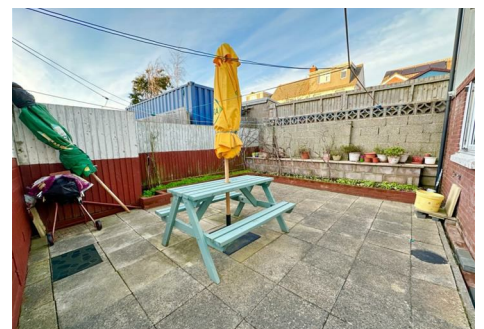


Instinct Guides You



Knightsdale Road, Weymouth Offers In Excess Of £325,000

- Modern Three Bedroom Detached Home
- Off Road Parking
- Modern Bathroom
- Close To Amenities
- Green Space & Playing Fields Nearby
- Downsairs W/C
- Low Maintenance Rear Garden
- Open Plan Living Spaces



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Wilson Tominey are delighted to offer this THREE-BEDROOM DETACHED FAMILY HOME positioned close to the marina, playing fields, and a wealth of other amenities. Maple Grove is a small attractive development of nine properties, nestled just off a popular residential area.

Inside the home, a welcoming hallway greets you, stairs rising to the first floor. The large open-plan living space that spans the rear of the property is a bright, inviting space thanks to its westerly aspect and offers ample room for furniture. The kitchen only separated by a frosted sliding door has a range of modern fitted units and space for appliances which is spacious enough to accommodate a large storage cupboard and dining table. A cloakroom finishes the ground floor perfectly.

The first floor comprises three bedrooms and a family bathroom. Both bedrooms one and three enjoy pleasant views over the green space and playing fields opposite giving the house a wonderful sense of space. Bedroom one has a unique dual aspect with both east and west-facing windows, ensuring natural light throughout the day, and is double in size.

Bedroom two is a further double while bedroom three is a generous single room that offers versatility to the homeowner. The bathroom completes the first floor and comprises a bath with shower over, wash hand basin, and W/C.

The rear garden has been finished with a low-maintenance approach in mind, a large patio makes the most of its sunny aspect and offers a superb spot to entertain. The garden benefits pedestrian side access that leads to the parking at the front of the home.



Room Dimensions

Kitchen 9'6" x 9'2" (2.90m x 2.79m)

Living Room 13'9" x 12'4" (4.20 x 3.76)

Bedroom One 12'4" x 8'7" (3.76 x 2.63)

Bedroom Two 9'1" x 8'6" (2.78 x 2.61)

Bedroom Three 9'5" x 7'8" (2.89 x 2.34)

Bathroom 7'10" x 4'8" (2.39 x 1.44)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.