



Instinct Guides You



## Icen Road, Weymouth £450,000

- Westerly Aspect Garden
- Two Storey Extended Detached
- Two Receptions
- No Onward Chain
- Workshop
- Cloakroom
- Off Road Parking
- Sea Glimpse
- Four Bedrooms
- Radipole



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OFFERED WITH NO ONWARD CHAIN is this superbly situated FOUR BEDROOM EXTENDED FAMILY HOME with off road parking, TWO RECEPTIONS & a generous WESTERLY ASPECT GARDEN. Positioned on Icen Road the property has a range of amenities and transport links nearby.

A good size porch welcomes you with leaded glass door inviting you to the main hallway which leads around the accommodation with stairs rising to the first floor. The dining room positioned at the front of the property is a versatile space which enjoys a large bay frontage and generous proportions.

The lounge is found at the rear of the property, offering great space with patio doors extending the living space into the rear garden, allowing plenty of natural light to flood the room, creating a bright and airy feel. The kitchen offers a range of eye level & base units, ample work surface, space for appliances, plumbing for a washing machine & dishwasher. Access to the garden via the rear door. Rounding off the ground floor is the cloakroom.

The property has tasteful period features dotted around with a further stained-glass window illuminating the hallway and staircase. Ascending to the upper floor a spacious landing leads to all four bedrooms, a bathroom & separate W.C. Bedroom one is a generous size double boasting a large front bay window where you can catch a GLIMPSE OF WEYMOUTH BAY & SURROUNDING COUNTRYSIDE! Bedrooms two & three are good size double rooms while bedroom three is a single at the rear that enjoys the outlook of the westerly aspect garden.

The bathroom comprises a double shower cubicle, wash hand basin and vanity unit & storage cupboard. The separate W.C finishes off this characterful property!

Uniquely the garden is larger than similar plots and enjoys a beautiful sunny aspect thanks to its westerly face. A patio adjoins the property offering a superb spot to entertain before continuing to a substantial lawn decorated with established bushes, trees, and shrubs.



## Room Dimensions

**Dining Room 15'5" into bay x 13'1" into recess (4.7 into bay x 4.0 into recess)**

**Sitting room 20'5" x 10'11" (6.23 x 3.35)**

**Kitchen 16'2" max x 8'2" (4.95 max x 2.5)**

**Bedroom One 15'5" into bay x 10'4" plus recess (4.7 into bay x 3.15 plus recess)**

**Bedroom Two 10'0" x 8'2" (3.05 x 2.50)**

**Bedroom three 10'10" x 10'0" (3.32 x 3.06)**  
Should be bedroom 2

**Bedroom Four 7'10" x 7'6" (2.40 x 2.30)**

**Workshop 15'5" x 7'2" (4.7 x 2.2)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.