



Instinct Guides You



Cranesbill Way, Weymouth £425,000

- Southerly Aspect Garden
- Four Bedrooms
- Garage & Parking
- Summer House
- Backing onto Green Space
- Modern, Energy Efficient Home
- Cloakroom
- Utility Room
- Cul-De-Sac Location
- Close To Bus Routes



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A well-presented FOUR BEDROOM DETACHED family home boasting GARAGE, OFF ROAD PARKING, SOUTH FACING GARDEN & TWO RECEPTION ROOMS, nestled superbly in the CUL-DE-SAC location of Preston Downs. This spacious home benefits from the remainder of a warranty and is finished to a superb, contemporary standard.

Stepping inside a welcoming hallway leads around the ground floor. The lounge is a generous size with a large window allowing for plenty of natural light to flood the room. The second reception, a dining room offers versatility to the ground floor. The hub of the home is the spacious kitchen/diner at the rear of the property. The kitchen offers an array of eye level and base units, ample work surface, some built-in appliances and a great space for dining table chairs with double doors leading out to the garden, creating a brilliant sociable area for family dining and entertaining.

A practical utility space is found adjacent offering space for appliances with doors leading to the garden and a cloakroom which finished the ground floor perfectly.

Rising to the first floor there are four bedrooms and the family bathroom. Bedroom one is a generous double room that benefits pleasant views of the garden and green space behind and a beautifully presented shower room en-suite. Bedrooms two and three are additional doubles. Bedroom four offers a versatile good size single room. The family bathroom comprises a bath with shower over, wash hand basin and W/C all tied together with modern, contemporary tiling.

Externally the rear garden has a beautiful southerly aspect with a large patio, perfect for enjoying the sunny aspect. A large cabin creates an excellent entertaining/storage space increased further by the garage with remote roller door. Solar panels with double stack battery storage further improves this energy-efficient home.



Room Dimensions

Living Room 13'2" x 10'9" (4.03 x 3.28)

Dining Room 10'9" x 9'10" (3.29 x 3.00)

Kitchen/Family Room 20'3" max x 9'6" (6.18 max x 2.90)

Bedroom One 12'5" max x 11'5" max (3.8 max x 3.49 max)

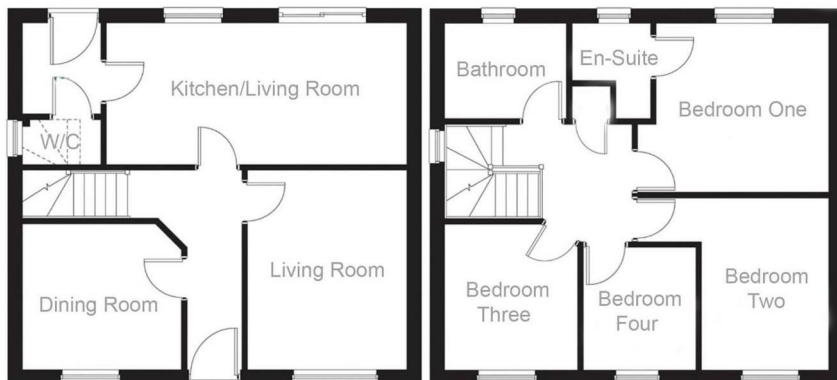
Bedroom Two 12'8" max x 11'6" max (3.88 max x 3.51 max)

Bedroom Three 9'10" x 8'11" (3.00 x 2.74)

Bedroom Four 8'2" x 7'9" (2.51 x 2.37)

Ground Floor

1st Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 94 |
| (81-91) | B | 84 | |
| (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.