



Instinct Guides You



## Foxglove Way, Weymouth Offers In Excess Of £335,000

- Beautifully Presented
- Three Double Bedroom
- Garage & Driveway
- Modern Fitted Kitchen
- Ensuite To Principal Suite
- Cloakroom
- Semi Detached
- Cul-De-Sac Location
- Two Reception Rooms
- Equidistant To Weymouth & Dorchester



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



This SEMI-DETACHED house features THREE DOUBLE BEDROOMS and is presented beautifully, with some open views of the countryside, a GARAGE, a MODERN KITCHEN, two reception rooms, and an en-suite, all nestled in the cul-de-sac of Preston Downs. Situated on Foxglove Way, it lies equidistant from Weymouth and Dorchester, both offering a plethora of amenities and nearby countryside walks.

The entrance hall, providing convenient storage for outerwear and footwear, leads into the expansive living area. The lounge, spacious and ideal for family life, includes stairs to the first floor and an open plan that extends into the dining room and kitchen, creating an ideal space for socializing and entertaining. The kitchen features a modern and contemporary design, complete with high-gloss upper and lower units, and integrated appliances such as an oven, hob, dishwasher, refrigerator, and freezer, all complemented by a white polished stone worktop. Sliding doors in the dining room lead to a garden that overlooks distant hills. Finishing the downstairs accommodation is an inner hall which provides access into the garage and downstairs cloakroom.

Upstairs, the first floor accommodates three double bedrooms and family bathroom. The principal bedroom suite, spanning the rear of the house, offers some open views of the countryside and is amply sized with built-in double wardrobes, a dressing area, and a contemporary en-suite shower room. The other two bedrooms are similarly spacious, with ample room for furniture and views of the opposite green. The home is completed by a stylishly updated bathroom featuring a vanity unit, bath with overhead shower, and WC.

The rear garden is designed with family in mind, featuring two separate seating areas for different times of the day and a gazebo that accommodates space for a hot tub. The front includes a double block-paved driveway leading to a garage with a remote-controlled roller door.



## Room Dimensions

Lounge 17'8" x 12'2" (5.4 x 3.73)

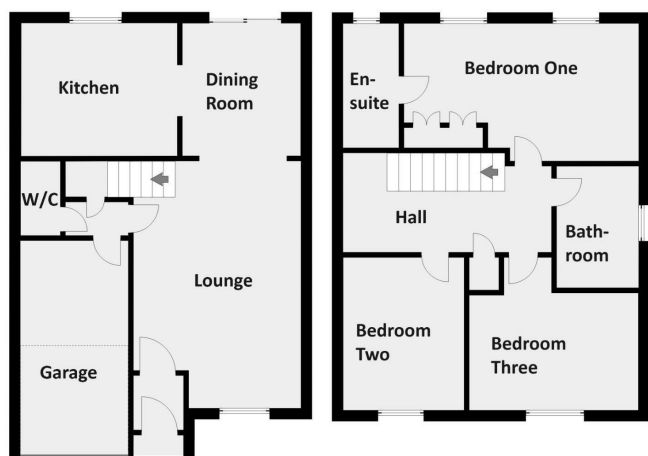
Dining Room 9'8" x 7'11" (2.95 x 2.42)

Kitchen 10'8" x 7'11" (3.27 x 2.43)

Bedroom One 17'3" x 9'8" max (5.27 x 2.97 max)

Bedroom Two 11'1" x 8'10" (3.4 x 2.7)

Bedroom Three 11'7" x 8'9" (3.54 x 2.67)



Energy Efficiency Rating	
Current	Potential
72	84
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

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

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.