



Instinct Guides You



## Purbeck Close, Weymouth Guide Price £475,000

- Four Bedrooms
- Conservatory
- Utility Room
- Two Reception Rooms
- Beautifully Presented
- Ensuite
- Garage & Driveway
- Just Off Wyke Road
- Cul-De-Sac Location
- Rodwell/Wyke Borders



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This exquisite four-bedroom detached executive home boasts two reception rooms, a conservatory, utility room, and an ensuite, nestled in the quiet cul-de-sac of Purbeck Close, just off Wyke Road. The property exudes charm and elegance. Situated about 2 miles from Portland Harbour and near Weymouth Town Centre and Harbour, the property boasts excellent connectivity with frequent bus services passing by the cul-de-sac. Holy Trinity Primary School is nearby, and sought-after secondary schools are easily accessible.

Upon entering, the home's impeccable condition and style are immediately evident. Doors open to various rooms, with stairs leading to the upper level, complete with a storage cupboard and cloakroom. The spacious lounge, filled with natural light, extends into the dining room, creating a perfect environment for entertaining, dining, and relaxation. Patio doors open to the conservatory, which offers tranquil views of the garden—a serene retreat for relaxation.

The kitchen features an ample array of eye and base level units, built-in appliances, and space for additional white goods, complemented by a convenient breakfast bar. The ground floor also includes a practical utility room, providing extra space for appliances and garden access.

Upstairs, the home presents four bedrooms and a family bathroom, with the primary bedroom enjoying the added luxury of an ensuite. The two principal bedrooms are well proportioned, with either built-in wardrobes or ample space for them, and a sleek, modern ensuite with a shower unit, high gloss vanity, and w/c. The family bathroom maintains the modern aesthetic with stylish grey tiling, a bath with an overhead shower, wash hand basin, and w/c.

The exterior of the home is just as impressive, offering a sense of seclusion with a meticulously maintained lawn and a raised decked sun terrace to savor the sunshine. A gated side entrance leads to the front, where a block-paved driveway provides off-road parking ahead of the garage.



## Room Dimensions

Lounge 16'3" x 11'8" (4.96 x 3.57)

Dining Room 11'8" x 10'7" (3.56 x 3.25)

Conservatory 9'5" x 8'5" (2.89 x 2.57)

Kitchen 9'9" x 8'0" (2.98 x 2.46)

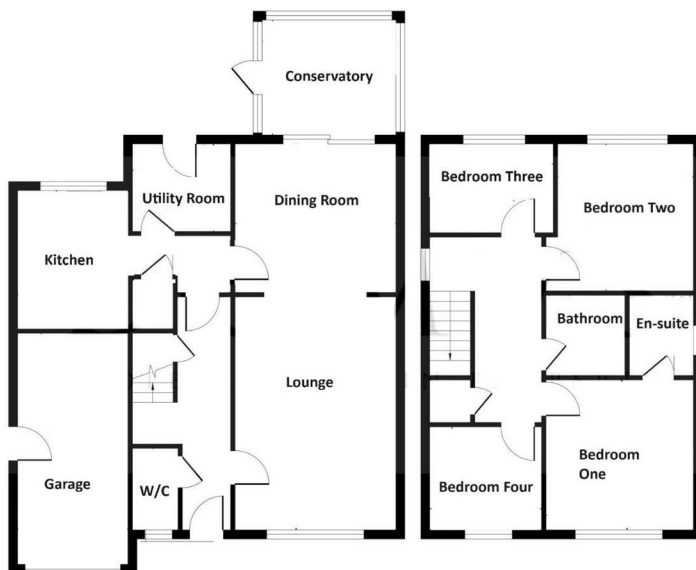
Utility Room 7'2" x 6'4" (2.19 x 1.95 )

Bedroom One 10'9" x 11'1" (3.3 x 3.4)

Bedroom Two 10'1" x 9'9" (3.08 x 2.99)

Bedroom Three 7'10" x 7'2" (2.4 x 2.2)

Bedroom Four 9'0" x 6'5" (2.75 x 1.97)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (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 <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.