



Instinct Guides You



Westbrooke View, Upwey Guide Price £650,000

- Substantial Detached Home
- Double Garage & Parking
- Three Reception Rooms
- Versatile Accommodation
- Large Conservatory
- No Onward Chain
- Modern Fitted Kitchen & Utility Room
- Close To Beautiful Country Walks



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



**** 3D Walkthrough **** Wilson Tominey is pleased to present a surprisingly spacious and well-presented four double bedroom detached house with three reception rooms, a double garage, utility room, and conservatory, available for sale with no onward chain nestled in the popular location of Upwey.

Approaching the property, one can start to appreciate its size, complemented by an attractive wrap-around garden and a driveway leading to the double garage. The entrance hallway welcomes you with an open space, featuring stairs to the first floor and access to all rooms.

The main reception room boasts a generous size with triple-aspect windows, a feature fireplace, and patio doors to the garden, creating a warm and inviting atmosphere. The property's layout flows seamlessly, with double doors opening to the formal dining room, which, along with the conservatory, enjoys a southern aspect—perfect for relaxation throughout the day.

The kitchen has been elegantly updated, offering a variety of eye-level and base units, integrated appliances, and space for an American-style fridge-freezer, all set against the backdrop of the garden, with a handy utility room adjacent.

Completing the ground floor is a front-facing office, ideal for remote work, and a cloakroom.

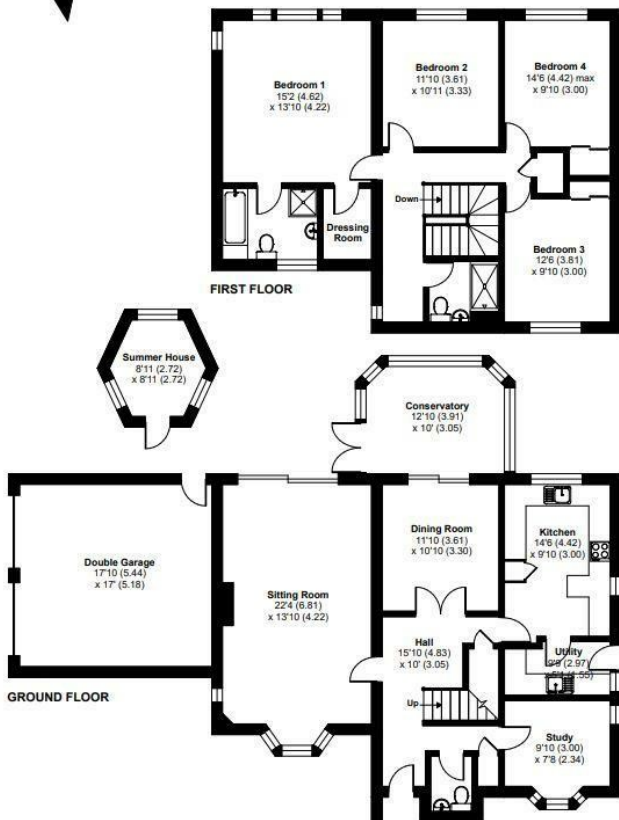
Upstairs, the partially galleried landing contributes to the home's unique style. The primary bedroom is notably spacious, featuring a walk-in wardrobe and an ensuite. The additional three double bedrooms provide either built-in wardrobes or ample space for furniture, accommodating the entire family comfortably. The main bathroom includes a large walk-in shower, toilet, and washbasin.

Outside the rear garden has a diverse range of mature bushes and shrubs with a feature pergola framed by attractive climbing plants. A patio offers an excellent space to entertain and enjoy the sun while enjoying excellent privacy.



Westbrook View, Weymouth, DT3

Approximate Area = 2014 sq ft / 187.1 sq m
 Garage = 303 sq ft / 28.1 sq m
 Outbuilding = 62 sq ft / 5.8 sq m
 Total = 2379 sq ft / 221 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	77

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.