



Instinct Guides You



## Glenmore Road, Weymouth Offers Over £410,000

- Substantial Open Plan Kitchen Living Area
- Bedroom With En-suite
- Beautiful Garden With Store
- Very Well Presented Throughout
- Modern Kitchen & Shower Room
- Driveway Parking
- Short Walk To nature Reserve
- Wonderful Level Plot
- Three Bedrooms



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A stunning three-bedroom bungalow that offers a superb blend of modernity & space, set amidst a beautifully landscaped plot. The property boasts a substantial open plan rear that includes the kitchen, living and dining areas, principal bedroom with en-suite and driveway parking.

Outside the bungalow has an attractive double bay frontage, resin driveway for two vehicles. Inside the heart of the home is the open-plan living area, seamlessly integrating the kitchen, dining, and lounge spaces. This substantial room is bathed in light thanks to its glass apex roof and sliding doors that lead outside, helping to merge the boundaries between home and garden.

The kitchen is well-equipped with a range of fitted units and a contemporary finish. A feature island creates a focal point in the room and includes a breakfast bar. Adjacent the living area is well proportioned with ample room for a range of furniture finished by the dining area. The room's size offers excellent versatility perfect for family living, entertaining and those seeking space with picturesque views. A utility offers further practicality and room for white goods, in addition, it provides access to both front and rear gardens.

Bedrooms one and two are both double rooms with large bay windows that create a bright, inviting atmosphere. Bedroom one benefits from built-in storage and a well-appointed shower room en-suite finished with contemporary tiling. Bedroom three is a single, versatile room (potential to expand). Completing the bungalow is the family bathroom, recently refurbished it comprises a bath, shower cubicle wash hand basin and w.c.

Outside, the garden is a true oasis, featuring a variety of plants, shrubs, and trees that provide a sense of serenity and privacy. A large decked area adjoins the living space offering an excellent space to entertain or relax. The garden continues to a lawn area, a garden cabin and a large store at the rear.



## Room Dimensions

**Kitchen Living Area 22'1" x 13'10" (6.75 x 4.24)**

**Dining Area 18'0" x 8'7" (5.51 x 2.62)**

**Utility 8'9" x 4'10" (2.67 x 1.48)**

**Bedroom One 10'2" + bay x 10'0" (3.11 + bay x 3.05)**

**En-suite 7'10" x 4'1" (2.41 x 1.25)**

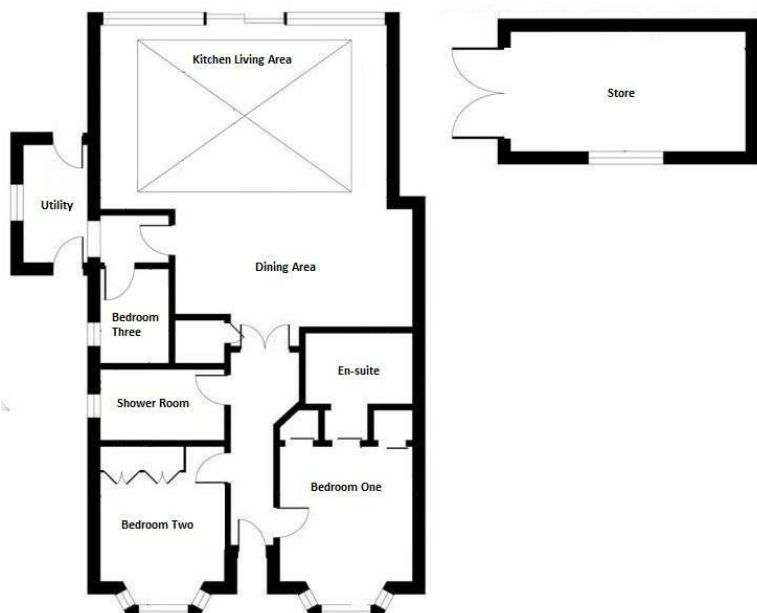
**Bedroom Two 10'4" + bay x 9'6" (3.17 + bay x 2.90)**

**Bedroom Three 7'1" x 5'1" (2.18 x 1.55)**

potential to expand the 5'1" width into the dining area as partitioned wall. Information from the owner, not verified.

**Shower Room 9'4" x 4'7" (2.85 x 1.40)**

**Store 18'2" x 9'3" (5.56 x 2.84)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>83</b>
		<b>69</b>	
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.