



Instinct Guides You



## Kimmeridge Close, Weymouth Guide Price £340,000

- Extended Three Bedroom Family Home
- Garage & Driveway Parking
- Bathroom & Cloakroom
- Close To Amenities & Schools
- Very Well Presented
- Backs Onto Established Greenspace
- Generous Open Plan Ground Floor
- Vendor Suited



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Welcome to this beautifully presented and EXTENDED three-bedroom home, offering spacious living accommodation in a cul-de-sac position in RADIPOLE. Perfect for families thanks to its superb position, this property boasts a range of impressive features, including a garage, ample off-road parking, and a low maintenance garden that backs onto a wood, providing a peaceful and private setting.

Upon entering, you are greeted by a bright and airy hallway with double doors leading to a generously sized living area, perfect for relaxation and entertaining. The lounge is well proportioned and flows into the open plan rear. The modern kitchen is well-appointed with stylish cabinetry, ample storage, and built in appliances. The dining room enjoys views into the rear garden and offers a perfect space for family living & entertaining. A cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, all tastefully decorated and benefiting from built in wardrobes. The contemporary family bathroom is finished to a high standard comprising a bath with shower over, hand basin and w.c.

Outside, the low maintenance garden provides a tranquil retreat with garage adjacent. Whether enjoying outdoor dining, gardening, or simply unwinding, this space offers something for everyone. The garage and driveway ensure convenient parking options and additional storage.

Situated in a desirable area, this home is close to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience.



Room Dimensions

Lounge 15'3" max x 11'10" (4.66 max x 3.63)

Kitchen Breakfast Room 15'7" x 10'10" (4.76 x 3.31)

Dining Room 9'7" x 8'4" (2.93 x 2.56)

Bedroom One 13'3" x 8'10" (4.05 x 2.71)

Bedroom Two 9'2" x 9'1" (2.81 x 2.77)

Bedroom Three 9'10" x 6'5" (3.01 x 1.96)

W.C 4'7" x 3'4" (1.41 x 1.04)

Garage 17'7" x 8'11" (5.36 x 2.72)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>85</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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