



Instinct Guides You



Ambleside, Radipole, Weymouth £435,000

- Extended Three Bedroom Family Home
- Cul-De-Sac Location In Radipole
- Close To Nature Reserve
- Two Reception Rooms
- Bathroom & Cloakroom
- Extended Modern Kitchen
- Beautifully Presented Throughout
- Garage & Driveway Parking



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



A beautifully presented and extended three-bedroom detached family home with a garage and driveway, located in the highly sought-after area of Radipole. This charming property boasts a large, modern kitchen, a separate dining room, and is just moments away from the stunning Radipole Nature Reserve, offering picturesque walks to the Town Centre.

An open archway invites you to the bright and airy hallway with stairs leading to the first floor and access to the lounge, kitchen, and garage.

The home offers well-proportioned living spaces throughout. The spacious lounge features a bay window that fills the room with natural light, creating a warm and airy atmosphere. Double doors open into the sizable dining room, which seamlessly connects to both the kitchen and a delightful sunroom with a pitched roof, skylight, and double doors that open to the rear garden.

The kitchen blends modern design with traditional charm, featuring dual aspect windows, contemporary downlighting, and a skylight for an abundance of natural light. It is equipped with sleek cabinetry, and built in, oven, hob dishwasher and microwave. Additional access leads to a modern downstairs cloakroom with a vanity wash hand basin, heated towel rail, and a storage cupboard.

Upstairs, a spacious landing with a window leads to the bedrooms and family bathroom. The primary bedroom at the front of the property is a generous double with fitted wardrobes along one wall and a feature bay window. The second double bedroom, located at the rear, overlooks the garden, while the third bedroom offers flexibility as a single room or an ideal home office. The family bathroom is well-appointed with a large P-shaped bath, double corner shower, WC, and wash hand basin.

The garden offers a pleasant low maintenance space that wraps around the side of the home. A large shed offers a sunny spot to enjoy the garden or entertain and offers additional storage.



Room Dimensions

Lounge 13'10" x 12'0" (4.24 x 3.68)

Dining Room 12'2" x 10'9" (3.71 x 3.30)

Kitchen 18'2" x 12'2" (5.54 x 3.71)

Sun Room 11'10" x 5'6" (3.61 x 1.70)

Bedroom One 13'10" x 9'8" + wardrobe (4.24 x 2.95 + wardrobe)

Bedroom Two 12'2" x 12'2" (3.73 x 3.71)

Bedroom Three 7'10" x 7'10" (2.41 x 2.41)

Garage 16'6" x 9'8" (5.05 x 2.95)



| 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 | |
| 63 | 73 |
| EU Directive 2002/91/EC | |
| England & Wales | |

| 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 | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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.