



Instinct Guides You



Radipole Lane, Weymouth Offers In Excess Of £425,000

- Well Presented Throughout
- Extended Four Bedroom Home
- Attractive Mature Rear Garden
- Driveway Parking
- Conservatory At Rear
- Fronts Open Fields
- Solar Panels On Tariff
- Open Plan Living Space



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Welcome to Radipole Lane, a delightful extended detached house fronting open fields that offers a perfect blend of comfort and convenience. The property boasts a mature rear garden, ample parking and well-proportioned spaces throughout including an open-plan living area and conservatory.

The property has an attractive frontage with a resin driveway offering ample parking and side access to the rear garden. Inside a hallway greets you and opens to the large bright living room with a feature box bay window flooding the room with light. A door leads to the kitchen that enjoys pleasant views of the garden and has ample cabinetry. In addition there is a practical utility room offering further storage and provides access to the garden and an office space.

The ground floor is further extended by a conservatory that offers attractive views of the garden. the roof has been updated by the owners to create a more substantial space. A cloakroom completes the ground floor.

Rising to the first floor are four bedrooms and the family bathroom. The three bedrooms at the front of the property are all doubles in size offering ample room for furniture and they enjoy a fantastic uninterrupted view of the fields opposite giving as wonderful sense of space. Bedroom four is a generous single room. The property also includes a bathroom and shower room offering versatility to the property.

The rear garden is a wonderful size with a range of mature shrubs bordering a well manicured lawn in the center. A patio abuts the house offering a perfect place to entertain and enjoy the sun with an additional seating area next to the shed at rear.

Room Dimensions

Living / Dining Room 19'1" max x 16'7" max (5.82 max x 5.07 max)

Kitchen 15'4" x 8'6" (4.69 x 2.61)

Conservatory 10'8" x 9'8" (3.26 x 2.96)

Utility Room 7'10" x 6'7" (2.40 x 2.02)

Office 8'9" x 7'10" (2.67 x 2.41)

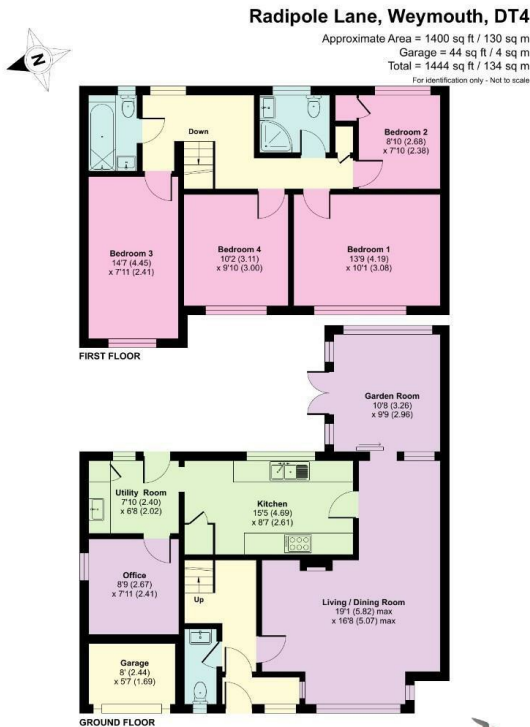
Bedroom One 13'8" x 10'1" (4.19 x 3.08)

Bedroom Two 8'9" x 7'9" (2.68 x 2.38)

Bedroom Three 14'7" x 7'10" (4.45 x 2.41)

Bedroom Four 10'2" x 9'10" (3.11 x 3.00)

Storage 8'0" x 5'6" (2.44 x 1.69)



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	

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	

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