

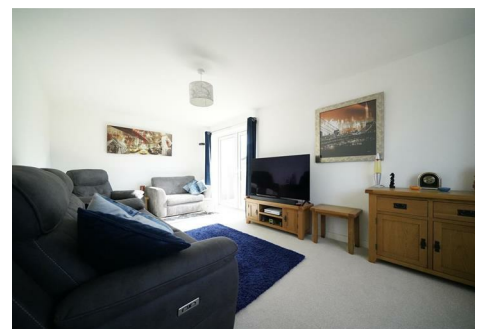


Instinct Guides You



Cranesbill Way, Weymouth £380,000

- Beautifully Presented Detached Home
- Garage & Parking
- Attractive Landscaped Garden
- Family Bathroom & En-suite
- Close To Green Space & Walks
- Contemporary Kitchen Dining Room
- Dedicated Utility Space
- Corner Plot



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Welcome to Cranesbill Way, a beautifully presented three bedroom detached family home with a garage, off road parking, and a landscaped garden. Ideally located near lush green spaces and walking trails, it offers a peaceful corner setting while remaining close to local amenities. The home features contemporary living spaces, including a spacious kitchen/dining room, a well-appointed en-suite to the master bedroom, and a light filled dual aspect living room.

The exterior boasts attractive brick elevations and charming green borders, enhancing the property's curb appeal. Inside, the open-plan kitchen/dining room is perfect for family gatherings and social occasions, offering ample space for a dining table. The modern kitchen includes stylish cabinetry and built-in appliances, such as a fridge/freezer, oven and dishwasher. Adjacent to the kitchen, the utility room offers additional storage with plumbing for washing machine with side access and cloakroom.

The living room is bright and well-proportioned, featuring a dual-aspect design that allows natural light to flood the space. Thoughtful finishes create a welcoming atmosphere, and patio doors open to the garden, merging indoor and outdoor living.

Upstairs, there are three well-sized bedrooms and a family bathroom. The master bedroom spans the full depth of the house, offering a stylish en-suite shower room and beautiful views of the garden. Bedroom two is another spacious double, while bedroom three is a good-sized single, ideal as a home office or study. The family bathroom includes a bath, pedestal wash hand basin, and a W.C, complemented by decorative tiling.

The rear garden is a true highlight that surrounds the property, featuring a large decked patio area with pergola perfect for entertaining and relaxation. The low maintenance artificial lawn adds to a peaceful haven for outdoor enjoyment making it the perfect space to unwind and enjoy. In addition there is a car charging point adjacent to the garage.

Room Dimensions

Lounge 19'2" x 10'3" (5.85 x 3.14)

Kitchen/Diner 18'5" x 9'1" max (5.63 x 2.79 max)

Utility Room 6'4" x 5'0" (1.95 x 1.53)

Bedroom One 18'6" x 10'4" (5.64 x 3.17)

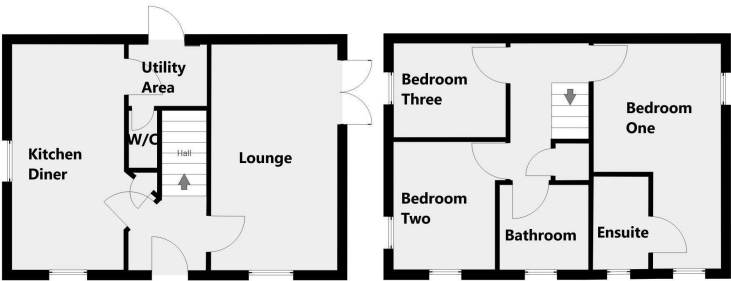
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Bedroom Two 10'7" x 8'4" (3.23 x 2.55)

Bedroom Three 9'1" x 7'6" (2.79 x 2.31)

Agents Notes

Please be aware when the site is finished the properties will be subject to a management fee for the communal areas as per all modern new build developments, at current however there is no charge.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.