



Instinct Guides You



Springfield Road, Weymouth Guide Price £600,000

- Established Detached Residence
- Five Bedrooms
- Three Bathrooms
- Versatile Accommodation
- Popular Location of Broadway
- Private Driveway
- Generous Garden
- Roof Terrace
- En-Suite
- Three Reception Rooms



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 versatile, established five bedroom, three bathroom detached residence within the heart of Broadway; Flaunting roof terrace, en-suite and extensive parking as well as generous rear garden and tasteful presentation throughout. The home enjoys enviable longevity via ground floor bedroom and bathroom amongst an additional study and a seamless composition of open-plan living spaces dignifying the grandeur of this excellent property.

An attractive green frontage and contemporary façade invites you to the home with parking for at least four cars, initially.

Inside, the entrance hallway imposes space, amplifying the expanse of the accommodation. A large dual-aspect living room flows between rooms with an adjacent study. The kitchen/diner forms a hub of the home, seamlessly adjoining to promote modern living with patio doors incorporating the outside spaces for seasonal versatility.

The home enjoys abundant longevity with the remainder of the downstairs accommodation comprising of a double bedroom, additional reception room/bedroom and family bathroom. Usefully, The downstairs bedroom retains two large integrated wardrobes with patio doors out to the garden.

Upstairs, the property boasts another four bedrooms and two bathrooms. Bedrooms Five and Three are well proportioned with built-in storage; Bedroom Four is another double with the family bathroom conveniently adjacent - comprises of both bath and separate shower as well as toilet and basin.

Bedroom One is a staple of the home with four integral storage cupboards and vast floor space. An attractive en-suite bathroom and roof terrace accompany the room for a truly outstanding and flexible principle suite.

The rear garden is enviably proportioned with an initial decking area and outhouse along with a greenhouse; Room for an array of shrubs as well as a vegetable patch compliment the space with a sense of seclusion amplified by surrounding trees. To the front is a large store/workshop and log store.

Room Dimensions

Lounge 16'4" x 22'10" (4.99m x 6.98m)

Kitchen Area 10'1" x 16'6" (3.09m x 5.05m)

Dining Area 12'4" x 13'0" (3.76m x 3.98m)

Study 9'1" x 12'1" (2.77m x 3.70m)

Reception/Bedroom Six 17'1" x 8'11" (5.22m x 2.73m)

Downstairs Bathroom

Bedroom Two (Ground Floor) 15'4" x 11'10" (4.69m x 3.63m)

Bedroom One 16'6" x 12'5" (5.05m x 3.80m)

Roof Terrace

En-Suite

Bedroom Three 12'9" x 9'11" (3.91m x 3.04m)

Bedroom Four 13'0" x 10'0" (3.97m x 3.05m)

Bedroom Five 11'6" x 9'11" (3.51m x 3.04m)

Family Bathroom



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	

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.