

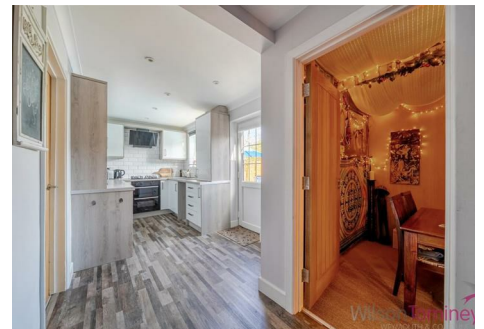


Instinct Guides You



## Westlake Close, Weymouth £300,000

- Beautifully Presented
- Three Double Bedrooms
- Driveway
- Spacious Modern Kitchen
- Utility Area
- Southerly Garden
- Close To Amenities
- Cloakroom
- Moments From Amenities
- Near Transport Links



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Immaculately presented and deceptively spacious, this stylish three double bedroom home boasts a superbly appointed kitchen with utility, a sun-drenched southerly garden, cloakroom, and a versatile additional store.

From the moment you step inside, it's clear this home has been thoughtfully designed for modern family living. The expansive living room provides a welcoming central hub, effortlessly blending comfort with style. Beautiful flooring, oak-effect doors, and generous proportions create an inviting space that's perfect for both everyday life and entertaining.

To the rear, the sleek, contemporary kitchen is a real showstopper — high-gloss cabinetry and black integrated appliances combine to create a bold, modern aesthetic. The adjoining utility area offers practical space for laundry and additional white goods, all set against chic white block tiling. Beyond, a versatile store — currently arranged as a charming nook\* — adds further possibilities to the ground floor.\*

Upstairs, the home continues to impress with three genuine double bedrooms — a rare and highly desirable feature for this style of property. Each room offers scope for varied use, whether as tranquil bedrooms, a home office, or guest space, with two enjoying built-in wardrobes for added convenience. The contemporary family bathroom is elegantly finished with on-trend tiling, a vanity unit, and a bath with shower over.

Outside, the beautifully arranged rear garden enjoys a sunny southerly aspect and has been landscaped for low-maintenance enjoyment. A large patio provides the perfect setting for alfresco dining or summer lounging, with gated access leading directly to the driveway.

## Room Dimensions

Living Room 20'8" x 16'2" (6.3 x 4.94)

Kitchen 12'9" x 6'11" (3.91 x 2.12)

Utility Area 7'6" x 7'3" (2.3 x 2.23)

Store 8'5" x 7'2" (2.58 x 2.19)

Bedroom One 10'2" x 9'6" (3.12 x 2.92)

Bedroom Two 10'5" x 10'2" (3.18 x 3.1)

Bedroom Three 10'2" x 9'11" (3.1 x 3.04)

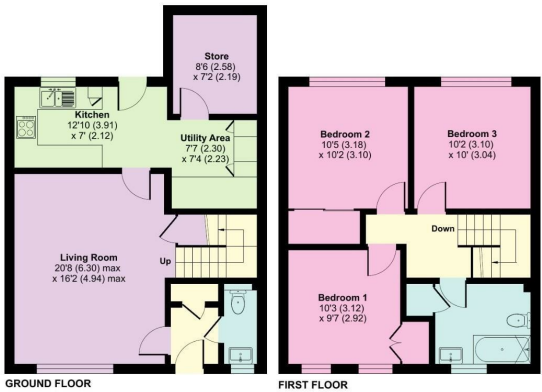
## Agents Notes\*

Subject to gaining building regulation approval.



### Westlake Close, Weymouth, DT3

Approximate Area = 1024 sq ft / 95.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©WilsonTominey 2025. Produced for WilsonTominey Ltd. REF: 1250087



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.