



Instinct Guides You



Primula Close, Weymouth Asking Price £475,000

- Two Receptions and Study
- Double Garage
- Nearby Parks And Green Spaces
- Access To Countryside Walks
- Easy Access to Major Roads to Poole and Bournemouth
- Recently Updated Features
- Conservatory With Garden Views
- Nearby Supermarket And Shops



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This substantial home, with en-suite, offers spacious accommodation, a DOUBLE GARAGE, and a landscaped rear garden perfect for outdoor living. Ideally located for access to local schools, countryside walks, and transport links, this property combines suburban convenience with generous living space, making it an excellent choice for families and those seeking room to grow.

The property opens into a central hallway, with a ground-floor cloakroom and access to the generous kitchen/diner to the left of the house. This dual-aspect space is fitted with modern cabinetry and ample worktop area, complemented by integrated appliances and room for a family dining table. Adjoining the hallway is a bright living room with French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor spaces.

Off the lounge is a dedicated dining room, ideal for entertaining, with double doors leading into the conservatory, which overlooks the garden and is flooded with natural light. A separate study provides a quiet area ideal for home working or reading.

The first floor features four well-proportioned bedrooms. Bedroom one benefits from front aspect views and a contemporary en-suite shower room, while bedrooms two, three and four offer also a large size perfectly suited for the rest of the family. The family bathroom is finished in neutral tones and includes a panelled bath with overhead shower, basin, and toilet.

Outside, the property boasts a smartly landscaped rear garden with patio area and raised beds, offering a lovely space for al fresco dining. A driveway leads to a double garage, providing ample off-road parking and additional storage.

A versatile home in a prime residential location, combining generous internal space with excellent outdoor amenities.

Room Dimensions

Living Room 19'1" x 11'10" (5.84 x 3.62)

Dining Room 13'0" 10'4" (3.98 3.15)

Study 10'1" x 6'2" (3.09 x 1.88)

Kitchen/Diner 20'3" x 16'11" (6.18 x 5.16)

W.C 6'7" x 3'5" (2.03 x 1.06)

Bedroom One 12'9" x 9'3" (3.89 x 2.83)

En-Suite 6'10" x 6'9" (2.10 x 2.06)

Bedroom Two 8'11" x 8'4" (2.72 x 2.55)

Bedroom Three 11'6" x 8'1" (3.51 x 2.48)

Bedroom Four 11'10" x 7'0" (3.62 x 2.14)

Bathroom 6'10" x 6'9" (2.10 x 2.06)



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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