



Instinct Guides You



Warren Close, Weymouth £375,000

- Countryside Distant Views
- Ample Parking
- Separate Family/Study Room
- Close To Local Schools
- Cul-De-Sac Location
- Large Rear Garden
- Nearby Parks And Green Spaces
- Extended Open Plan Living



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This well-presented EXTENDED semi-detached home offers spacious and versatile living, featuring three generously sized bedrooms and delightful open countryside views. The property boasts a large rear garden and an impressive frontage, providing ample off-road parking for multiple vehicles. A key highlight is the additional downstairs bedroom/reception room, offering excellent ANNEX POTENTIAL ideal for multigenerational living, a home office, or guest accommodation. Perfectly positioned in a cul-de-sac, the home is within easy reach of local schools, transport links, & Weymouth town centre, making it a superb choice for families.

A large block-paved drive leads up to the front of the property. The entrance opens into the main hallway, flowing through to the dining room, a bright and airy space with stylish tiled flooring creating a central hub to the property. Adjacent is the living room bathed in natural light from a large front-facing window, finished with neutral tones and modern decor. The kitchen sits at the rear of the home off the dining room, fitted with sleek cabinetry, integrated appliances, plenty of worktop space and French doors leading out to the garden. To the left of the initial hall, a spacious room offers flexibility as a bedroom, home working, play, or hobby use, a cloak room, and a storage cupboard are also accessible from this room.

Upstairs, three well-proportioned bedrooms include a generous principal room and a spacious second bedroom to the front with panoramic countryside views, and a third room that benefits from a garden overlook. All are decorated in fresh, contemporary styles with ample space for furniture. The modern family bathroom features a shower over bath, tiled walls, and a large frosted window for privacy and ventilation.

The rear garden is a standout feature with a large decked seating area ideal for entertaining, with a bar area and an extended lawn and additional patio perfect for alfresco dining & family life

Room Dimensions

Living Room 13'6" x 11'6" (4.13 x 3.53)

Dining Room 20'0" x 8'9" (6.12 x 2.68)

Kitchen 17'11" x 8'9" (5.48 x 2.67)

Family Room/Study Potential Annex 30'0" x 9'6" max (9.15 x 2.92 max)

Bedroom One 11'6" x 10'9" (3.53 x 3.28)

Bedroom Two 11'10" x 8'9" (3.63 x 2.69)

Bedroom Three 7'11" x 7'8" (2.43 x 2.36)

Bathroom 7'11" x 4'6" (2.42 x 1.39)



| 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.