



Instinct Guides You



## Whitecross Drive, Weymouth £600,000

- Beautifully Presented Family Home
- Double Garage & Parking
- Four Doubles Bedrooms
- Family Bathroom & En-suite
- Mature Rear Garden
- Conservatory With Garden Views
- Two Reception Rooms
- Utility & Cloakroom
- Whitecross Drive, Weymouth
- Amenities & Walks Nearby



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A beautifully presented four double bedroom detached family home, tucked away in a sought-after cul-de-sac in Wyke Regis. This spacious property boasts a wealth of desirable features including a double garage with driveway, mature rear garden, en-suite to the principal bedroom, utility room, and conservatory.

Upon entering the generous entrance hall, you're welcomed into a well-planned layout with access to all ground floor accommodation.

The lounge, positioned at the front of the property, benefits from a large southerly aspect window that beautifully illuminates the room and provides ample space for furnishings. Adjacent large double doors open to the separate dining room, ideal for family gatherings and entertaining, with direct access to the conservatory and rear garden.

The kitchen is well-appointed offering ample cabinetry with integral ovens, dishwasher and fridge freezer & offers a modern contemporary space which leads to a practical utility room with rear access. A downstairs WC with wash hand basin and toilet completes the ground floor perfectly.

Upstairs, the property offers four double bedrooms, a family bathroom, and an en-suite to bedroom one. Each bedroom is generously sized, with views over the front and rear gardens. The en-suite includes a shower cubicle, wash hand basin, and WC.

To the rear, the garden is a standout feature—perfect for enjoying afternoon and evening sun. It includes a patio area ideal for outdoor furniture, with decorative steps leading to a lawn bordered by mature planting offering a diverse range of flowers and shrubs.

The double garage provides outstanding versatility, complete with power and water connections. A spacious driveway accommodating two vehicles sits proudly at the front, enhancing the property's curb appeal.

Conveniently located close to local amenities, it offers easy access to shops, bus routes, and the scenic Rodwell Trail—perfect for walks towards Sandsfoot Castle or directly into the town centre.

**Living Room 15'8" x 12'8" (4.80 x 3.87)**

**Dining Room 12'1" x 10'0" (3.69 x 3.07)**

**Kitchen 12'5" x 8'9" (3.81 x 2.68)**

**Utility 7'9" x 5'2" (2.37 x 1.59)**

**Cloakroom 8'2" x 4'0" (2.51 x 1.24)**

**Double Garage 17'11" max x 17'3" (5.47 max x 5.27)**

**Bedroom One 12'9" x 11'4" (3.89 x 3.47)**

**En-suite 7'11" x 5'4" (2.42 x 1.64)**

**Bedroom Two 10'9" x 10'3" (3.28 x 3.13)**

**Bedroom Three 11'4" x 10'3" (3.47 x 3.14)**

**Bedroom Four 12'4" x 8'2" (3.77 x 2.51)**

**Bathroom 7'0" x 6'5" (2.14 x 1.97)**



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.