

## Instinct Guides You



## Regency Drive, Weymouth £340,000

- Four Bedroom Family Home
- Southerly Facing Garden
- Off Road Parking

- Generous Living Room With Sliding Doors
- Large Kitchen & Dining Area
- Close To Bus Route & Train Links











Wilson Tominey are delighted to present this substantial, extended four-bedroom family home, offering generous proportions throughout, off-road parking, and a beautifully landscaped garden.

Nestled in a sought-after cul-de-sac in Broadwey, the property enjoys an attractive green outlook over surrounding rooftops towards the tree line, creating a peaceful and elevated setting.

Externally, off-road parking is conveniently located directly in front of the home.

Internally, you're welcomed into an extended open-plan kitchen and dining area—an ideal family space with excellent versatility. The kitchen features a range of cabinetry and a central island with breakfast bar for casual dining. The spacious living room offers ample room for a variety of furniture arrangements and benefits from sliding doors that open onto the garden, seamlessly blending indoor and outdoor living. Natural light floods the space, enhancing its warmth and appeal. A cloakroom completes the ground floor.

Upstairs, the first floor hosts three double bedrooms and a well-appointed family bathroom. Bedroom one includes built-in wardrobes and twin windows that create a bright and inviting atmosphere. Bedrooms two and three are also generously sized, while the bathroom features both a bath and separate shower cubicle, complemented by decorative tiling.

The loft conversion adds a fourth double bedroom, complete with eaves storage and a skylight that fills the room with natural light and offers a pleasant outlook.

The rear garden has been thoughtfully landscaped into three practical tiers, maximising usability and enjoyment of its sunny orientation.

## **Room Dimensions**

Living Room 16'2" x 12'9" (4.95 x 3.91)

Kitchen 13'3" x 12'9" (4.06 x 3.89)

Dining Room 16'0" x 7'0" (4.89 x 2.14)

Bedroom One 10'2" into wardrobes x 9'11" (3.11 into wardrobes x 3.04)

Bedroom Two 10'1" x 10'1" (3.09 x 3.08)

Bedroom Three 10'2" x 8'5" (3.12 x 2.57)

Bedroom Four 14'3"  $\times$  10'7" (some height restrictions) (4.36  $\times$  3.25 (some height restrictions) )

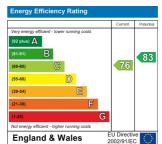


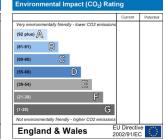












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