



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



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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" x 10'7" (some height restrictions) (4.36 x 3.25 (some height restrictions) )

### Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.