



Instinct Guides You



Dorchester Road, Radipole, Weymouth £450,000

- Substantial Four Bedroom Family Home
- Generous Mature South-Westerly Garden
- Extended Frontage & Large Conservatory
- Open Plan Kitchen Dining Room
- Large Cabin In Garden
- Close To Amenities & Bus Route
- Bay Window Lounge With Log Burner
- Accommodation Over Three Floors



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Wilson Tominey are delighted to offer this generous four bedroom family home arranged over three floors. The home boasts an attractive extended frontage, generous proportions throughout and a generous south westerly rear garden with substantial cabin.

The property set back from the main road enjoys driveway parking for up to four vehicle's and side access leading to the garage & garden.

Inside the extended hallway creates a striking entrance, filled with light thanks to a large skylight, it flows beautifully to the open plan rear. Large double doors open to a generous lounge, large enough for a range of furniture with a bay window and feature fireplace with log burner creating a focal point that creates a warm, inviting space.

By contrast the rear of the property is more open plan, seamlessly connecting dining and kitchen spaces for a perfect family set up. The kitchen offers ample modern cabinetry with room for appliances and neatly encompasses a breakfast bar. The reaming space is large enough for a dining table room, perfect for entertaining with ample storage surrounding. Doors lead to a generous sunny aspect conservatory further increasing the living space and offers a superb spot in summer months to help merge the boundaries between home and garden.

Rising to the first floor are three bedrooms and the family bathroom. Bedrooms two and three are double rooms with bedroom one enjoying a large bay window and some a wonderful open aspect. The family bathroom comprises a bath, shower and hand basin set against contemporary tiling. A W.C. finishes the floor perfectly.

Rising again sits bedroom one, a large dual aspect room that thanks to its evaluation enjoys far reaching views towards the distant cliffs. A dormer towards the rear enjoys views over the garden.

Outside the garden has a sunny south westerly aspect & is adorned with mature trees and shrubs. A seating area with pergola abuts the home before continuing to a large versatile cabin with power



Dorchester Road, Weymouth, DT3

Approximate Area = 1767 sq ft / 164.1 sq m
Garage = 122 sq ft / 11.3 sq m
Outbuildings = 476 sq ft / 44.2 sq m
Total = 2365 sq ft / 219.6 sq m

For identification only - Not to scale



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.