



Instinct Guides You



St. Annes Road, Weymouth, Dorset DT4 9LW Offers in excess of £450,000

- Substantial Detached House
- Wyke
- Balcony & Views
- Family/Cinema Room
- En-suite
- Large Open Plan Living Space
- Feature Atrium Style Glass Roof
- Off Road Parking
- Four Double Bedroom
- Additional Office



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A beautifully presented EXTENDED FOUR BEDROOM detached house enjoying some views of Portland Harbour with LARGE OPEN PLAN KITCHEN/FAMILY/ DINING ROOM, EN-SUITE plus additional CINEMA ROOM situated in Wyke. This substantial house has been extensively improved by the current owners giving a stunning, contemporary, well thought out family home.

Deceptively spacious this family home is light & airy with well laid out rooms that flow beautifully.

There is a welcoming entrance hallway with solid oak flooring that continues into the lounge with feature staircase leading to the first floor and wooden doors to cloakroom and office.

The hub of the house is the stunning open plan lounge/dining room/kitchen with log burner promoting the cosy feel with two sets of French doors opening onto the sun terrace and garden. The modern kitchen with central island, walk in larder and a mass of integrated appliances including three ovens, a coffee machine and gas burner hob again adds to this great entertaining and family space. The office is a good size room with ample fitted storage and door through side porch to the front which completes the downstairs accommodation.

The first floor has three generous bedrooms and what can only be classed as a wow factor of a large cinema room with bespoke vaulted glass ceiling. This cinema room was designed with the children in mind or for family movie night with extendable screen and projector. The family bathroom has been recently modernised with walk in multi jet shower unit, sunken style bath, wash hand basin and wc.

The main bedroom is on the second floor with En-suite bathroom, fitted storage and doors onto a balcony to enjoy some views of Portland Harbour.

The garden which is of a south easterly aspect has an large decked sun terrace with steps down to a hot tub, summer house and to the lawned garden with outside lighting and mature tree as a feature. The front has all been block paved for parking with wooden storage units.



Room Dimensions

Entrance Porch

Hallway

Cloakroom

Office

Open Plan Living/Dining Room 27'7" narrowing to 12'4" x 25'11" | shaped (8.41m narrowing to 3.76m x 7.92m | shaped)

Kitchen 14'11" x 10'11" (4.57m x 3.35m)

First Floor Landing

Bedroom Two 14'11" x 10'11" (4.57m x 3.35m)

Bedroom Three 12'5" x 12'2" (3.81m x 3.73m)

Bedroom Four 9'6" x 7'10" (2.90m x 2.41m)

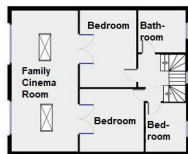
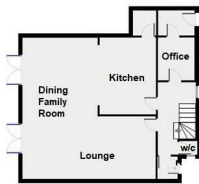
Family/Cinema Room 27'5" x 12'11" (8.38m x 3.94m)

Bathroom

Second Floor Landing

Main Bedroom 14'9" x 12'11" (4.52m x 3.94m)

En-suite



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.