



Instinct Guides You



## Comet Close, Littlesea, Weymouth £425,000

- En-Suite & Dressing Room
- Four Bedrooms
- Balcony Overlooking Garden
- Detached Family Home
- Bus Route Nearby
- Annexe/Garden Office
- Integral Garage & Off Road Parking
- Well Presented Throughout
- Kitchen/Diner
- Popular Location, Lanehouse



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This beautiful detached family home boasts a spacious garden room/annexe with its own en-suite and kitchenette, offering ideal space for guests or extended family. With a garage, off-road parking, and a spacious kitchen/diner/family room with access to a balcony, this property combines practicality and style. Situated in Littlesea, it is conveniently located near many local amenities, including schools, shops, and a doctor's surgery.

Entering through the vestibule, you'll find a convenient cloakroom and a doorway leading into the spacious hallway, which offers access to both the lounge and the family room.

The lounge is bright and airy, offering plenty of space for an 'L'-shaped sofa and additional furniture, making it the perfect space for family relaxation.

The open-plan family room and kitchen is the heart of the home, ideal for family meals and social gatherings. The kitchen features a range of fitted units, generous work surfaces, and ample space for all necessary appliances. The dining area comfortably accommodates a large table and chairs, with additional space for sofas. Adjacent to the kitchen is a utility room with access to both the garage and the garden, perfect for dealing with muddy boots after a rainy day.

Upstairs, you'll find four bedrooms and a family bathroom. The master bedroom is a spacious double with balcony access, a dressing room, and a modern en-suite bathroom. Bedrooms two and three are both generous doubles, filled with natural light offering ample room for furniture. Bedroom four is a comfortable single. The family bathroom includes a walk-in shower, basin, and WC.

The garden office/annexe to the rear offers a versatile space, ideal for use as an office or guest accommodation. This spacious room includes a kitchenette with fitted units, work surfaces, and built-in appliances, and an en-suite. The low-maintenance rear garden features a large raised patio area surrounded by pretty planted borders with side pedestrian access.

## Room Dimensions

Lounge 11'11" x 10'6" (3.64 x 3.22)

Kitchen/Diner/Family Room 28'0" x 12'3" max (8.55 x 3.75 max)

Utility Room 8'7" x 4'1" (2.63 x 1.26)

Bedroom One 13'2" x 8'7" (4.02 x 2.63)

Bedroom Two 12'5" x 10'8" (3.8 x 3.26)

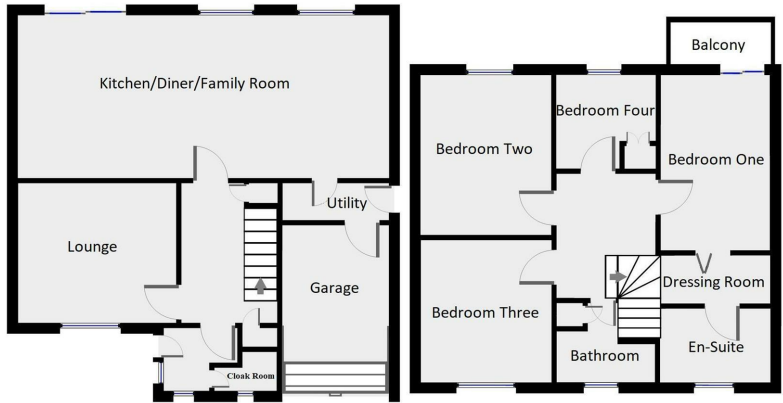
Bedroom Three 10'9" x 9'10" (3.28 x 3.01)

Bedroom Four 9'5" x 7'7" (2.89 x 2.32)

Cabin/Garden Office 16'0" x 12'10" max (4.9 x 3.92 max)

Garage 15'1" x 8'9" (4.61 x 2.69)

Current Council Tax Band- C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(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		
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) <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		
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.