



Instinct Guides You



Valley Close, Weymouth Offers In Excess Of £560,000

- Quiet Cul-De-Sac Location
- Westerly Aspect Garden
- Short Drive To Weymouth Beach
- Nearby Parks And Green Spaces
- Conservatory With Garden Views
- Three Spacious Double Bedrooms
- Double Garage
- Separate Utility Room
- Sutton Poyntz
- Some Open Countryside Views



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Situated in a quiet cul-de-sac in the desirable residential area of Sutton Poyntz, Weymouth, this beautifully presented detached home offers spacious and versatile accommodation, ideal for modern family living. The property benefits from three generous double bedrooms, a conservatory overlooking a well-maintained westerly aspect garden, a modern kitchen/diner, en-suite to the main bedroom, and a double garage. Located close to local amenities and green spaces, it provides an ideal setting for those seeking comfort and convenience.

Entry to the home is via a bright hallway, giving access to the principal ground floor rooms. To the left, the living room is filled with natural light and provides access to the conservatory, which features large windows offering views over the rear garden. The kitchen/diner is positioned to the right of the house and features a practical layout with ample storage and surface space, complemented by tiled flooring. Adjacent to the kitchen is a utility room with additional worktops and space for white goods, offering access to the rear garden. A downstairs W.C. is conveniently located off the main hallway.

The first floor is accessed via a central staircase leading to a light and airy landing. The main bedroom is positioned to the front and benefits from built-in storage and a modern en-suite shower room. Bedroom two, a spacious double, overlooks the front aspect and is styled in soft tones. Bedroom three is again a generous double with beautiful open views to the rear. The family bathroom is fitted with a full suite including a bath, pedestal sink, and low-level WC, set against neutral tiling.

The property boasts a westerly rear garden with a lawn and a decked area ideal for outdoor seating. The front offers ample driveway parking in addition to a large detached double garage.

This property presents an excellent opportunity in a sought-after Dorset location.

Room Dimensions

Livingroom 19'1" x 11'7" (5.82 x 3.54)

Conservatory 11'7" x 9'5" (3.54 x 2.88)

Kitchen 19'1" x 9'8" (5.83 x 2.95)

Utility Room 6'6" x 6'1" (1.99 x 1.87)

W.C 5'5" x 2'10" (1.67 x 0.88)

Bedroom One 10'7" x 9'8" (3.25 x 2.97)

En-Suite 6'7" x 6'4" (2.01 x 1.95)

Bedroom Two 11'8" x 8'4" (3.57 x 2.55)

Bedroom Three 11'8" x 8'3" (3.57 x 2.54)

Bathroom 9'10" x 5'11" (3.00 x 1.82)



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.