



Instinct Guides You



Caledonian Close, Weymouth, Dorset DT4 7QW Offers in excess of £375,000

- Stunning Family Home
- Cul-De-Sac
- Lodmoor
- Large Garage
- Three Bedrooms
- Two Bathrooms
- Beautiful Garden
- Close to Amenities
- Great Living Space
- Off Road Parking



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* VIDEO TOUR AVAILABLE * A STUNNING CONTEMPORARY THREE DOUBLE BEDROOM DETACHED family home with LARGE GARDEN, BEAUTIFUL KITCHEN/DINER, EXTENDED GARAGE, TWO PARKING SPACES and EN-SUITE situated in a cul-de-sac location in POPULAR LODMOOR.

This beautiful home has been modernised by the current owners to a high standard offering well proportioned accommodation throughout suitable for modern living. 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 log burner style fireplace with dual aspect windows and double doors out to the garden.

The hub of the house is the well appointed modern kitchen/diner with integrated dishwasher, Smeg oven, hob and extractor fan ample wall and base units and loads of room for formal dining and entertaining guests. In addition downstairs is a cloakroom and storage cupboard.

To the first floor is a partial galleried landing with numerous skylights promoting natural light and an area used for a computer. The main bedroom is positioned at the front of the house with Juliet balcony which is ideal on summer evenings for fresh air and a modern en-suite bathroom. The two remaining double bedrooms are both a good size with floor to ceiling windows and a modern family bathroom with double walk in shower and wc.

The garden is a truly spectacular addition to this property offering a large extended entertaining space offering privacy and various seating areas to enjoy al fresco dining.

There is a large garage with hard standing for two cars.

LOCATION

Lodmoor is a popular area approx. 1 mile from the town centre with amenities including supermarkets, schools, doctors surgery and bus routes close by. Great walks can be found in and around the area with Lodmoor Country Park and Greehill Beach both within approx. half a mile of the house.



Room Dimensions

Room Measurements

Lounge 19'9" x 12'9" (6.02 x 3.91)

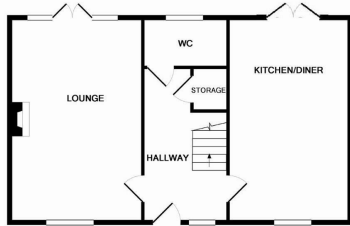
Kitchen/Diner 19'9 x 11'1 (6.02m x 3.38m)

Bedroom One 11'6" x 11'1" (3.53 x 3.40)

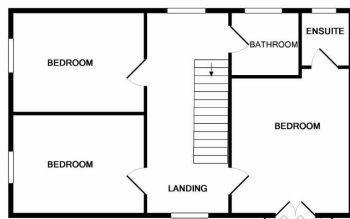
Bedroom Two 12'8" x 9'9 (3.86m x 2.97m)

Bedroom Three 12'7" x 9'8" (3.86 x 2.97)

Garage 17'6" x 17'0" (5.35 x 5.19)



GROUND FLOOR



1ST FLOOR

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.