



Instinct Guides You



Wyke Road, Weymouth, DT4 9QR £600,000

- Stunning Split Level Home
- Wyke Road
- Easy Reach To Coastal Walks & Sea
- Spacious Living Accommodation
- Outhouse/Gym
- Garage & Driveway
- Modern Integrated Kitchen/Breakfast Room
- Private Gardens
- Two Reception Rooms
- Ensuite



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



Positioned along the well regarded Wyke Road in Weymouth, this distinctive split level modern home offers generous accommodation arranged across an individual and thoughtfully planned layout. The property combines stylish charm with flexible living space, creating a home that feels both substantial and versatile. Positioned for convenient access to local amenities, transport links and the coastline, it enjoys a well established setting within one of Weymouth's popular residential areas.

The accommodation unfolds across a series of split levels, giving the house a natural sense of flow and separation that enhances both practicality and privacy. The main entrance opens into a central hallway which forms the hub of the home, immediately setting the tone for the scale and modern feel found throughout. From here, the principal living spaces are easily accessed and well connected all benefiting underfloor heating.

The sitting room is a generous and inviting space, ideal for everyday living and entertaining alike, with ample room for a variety of furniture layouts. Adjacent to this, a separate dining room provides a dedicated setting for family meals or more formal occasions, adding flexibility to the arrangement. The proportions of both rooms allow them to function independently while still feeling connected as part of the wider living space.

At the heart of the home sits the kitchen, arranged around a central island with surrounding granite style works surfaces, creating a sociable and functional environment well suited to modern living with a great range of integrated appliances including two ovens, microwave, coffee machine, washing machine and fridge freezer. The layout encourages interaction while offering practical preparation and storage space, and its central position allows it to link naturally with the main reception rooms.

Steps lead from the hallway to the bedroom accommodation, where the split level design continues to add interest and definition. The principal bedroom occupies its own level, providing a sense of retreat, and benefits from an en suite shower room together with ample space for bedroom furniture. Two further bedrooms are positioned nearby, both offering comfortable proportions and flexibility for use as guest rooms, home offices or additional family accommodation. These rooms are served by a family bathroom, positioned conveniently off the inner hallway.

Externally, the property is complemented by a detached garage and driveway providing off road parking for several vehicles. The overall layout, combined with the scale of the accommodation and the modern style of the building, creates a home that feels both individual and adaptable with private gardens surrounding.

This is a rare opportunity to acquire a split level property that offers space, personality and flexibility, set within a convenient Weymouth location and offering a lifestyle that balances character with everyday practicality.

Sitting Room 16'1" x 15'1" (4.91 x 4.62)

Dining Room 15'1" x 14'9" (4.61 x 4.51)

Kitchen 14'1" x 13'9" (4.3 x 4.2)

Principal Bedroom 13'9" x 12'9" (4.2 x 3.91)

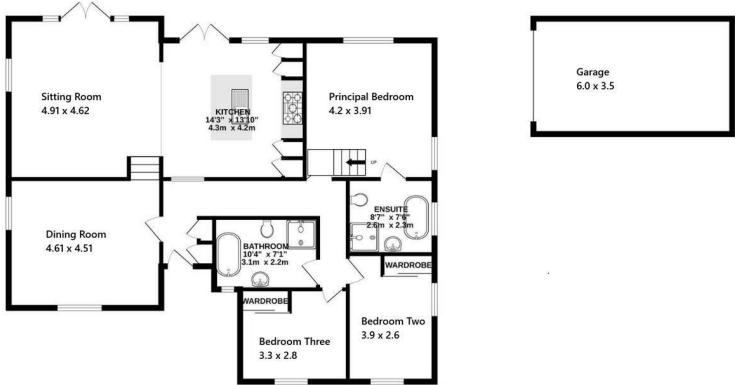
Bedroom Two 12'9" x 8'6" (3.9 x 2.6)

Bedroom Three 10'9" x 9'2" (3.3 x 2.8)

Bathroom 10'2" max x 7'2" (3.1 max x 2.2)

Ensuite 8'6" x 7'6" (2.6 x 2.3)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8291
(81-91) B			
(69-80) C		82	
(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	