



Boulton Close | Wyke Regis | Weymouth | DT4 9UY

Offers Over £425,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a wonderful and well-presented four bedroom detached family home enjoying beautiful far-reaching sea views within a quiet cul-de-sac in Wyke Regis. The property boasts a large mature rear garden with far-reaching sea views, generous sized living room, dining room, modern fitted kitchen, downstairs cloakroom, spacious porch with parquet flooring, modern shower room with a double walk-in shower, garage and off road parking for several vehicles. Viewing is highly recommended to be fully appreciated.

- Four Bedroom Detached Family Home
- Beautiful Far-Reaching Sea Views from the Bedrooms & Rear Garden
- Modern Fitted Kitchen
- Large Mature Rear Garden
- Garage & Off Road Parking For Several Vehicles (Tandem Style)
- Well-Presented Throughout
- Spacious Living Room & Separate Dining Room
- Downstairs Cloakroom & Modern Family Shower Room
- Cul-de-Sac Location In Wyke Regis
- No Onward Chain

Full Description

Entrance into this wonderful family home is via a side aspect wooden glazed door leading into a spacious porch laid with Parquet flooring, a further wooden glazed door leads into a welcoming and spacious hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The modern cloakroom has a low level WC, vanity wash hand basin and a side aspect double glazed window. The spacious living room runs the width of the house offering a stone feature fireplace with a wall mounted electric fire, rear aspect double glazed window and rear aspect double glazed sliding patio doors leading out onto the large mature garden. The separate



This wonderful family home is offered for sale and set within a quiet cul-de-sac in Wyke Regis, conveniently located close to well-regarded schools.



dining room is perfect for entertaining with a door leading through to the modern fitted kitchen, there is plenty of space for a large dining table and chairs and offers a side aspect double glazed window. The shaker style fitted kitchen comprises a wide range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring gas hob and extractor hood over, integrated fridge and freezer, space and plumbing for a washing machine, front aspect double glazed window and a side aspect double glazed door leading out onto the driveway.

The first floor offers a spacious landing with a side aspect double glazed window enjoying beautiful far reaching sea views, loft access via a hatch, built-in airing cupboard housing the gas combi boiler and doors lead through to four bedrooms and the family shower room. The master bedroom is a generous sized double room offering plenty of space for a large bed and furniture, the rear aspect double glazed window enjoys beautiful far reaching sea views and out to Portland Harbour and the Fleet Lagoon. Bedroom two is a further good sized double offering plenty of space for a large bed and furniture, the front aspect double glazed window enjoys beautiful far reaching views over towards Chesil Beach and out to sea. Bedroom three is a well-proportioned single with a built-in wardrobe/storage cupboard, the two front aspect double glazed windows enjoy views over Chesil Beach and out to sea. Bedroom four is a single room, enough space for a single bed and furniture with a rear aspect double glazed window enjoying far reaching sea views. The modern family shower room comprises a suite including a double walk-in shower with a wall mounted mixer shower system, vanity wash hand basin, low level WC, wall mounted towel rail heater and two side aspect double glazed windows.

Outside to the rear boasts a large mature secluded garden mainly laid to lawn with a large patio area abutting the property. There are various planted borders, shrubs and trees and wonderful far reaching views out to sea and



Portland Harbour from the far end of the garden. There is gated side access and a side aspect double glazed door leading into the garage. The front offers a large front garden laid to lawn with planted shrubs. There is a driveway to the side of the house providing off road parking for several vehicles tandem style in front of the garage. The garage has an up and over door, power, lighting and a side aspect double glazed door leads out onto the rear garden.

Located within a quiet cul-de-sac on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers, with Chesil Beach, Portland Marina, the National Sailing Academy and the Jurassic coastline all within easy reach. Set close to old Wyke village, this is a popular residential area with excellent bus links into Weymouth, convenient shopping, a friendly and active community and well-regarded schools. There is access to superb coastal walks, and via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

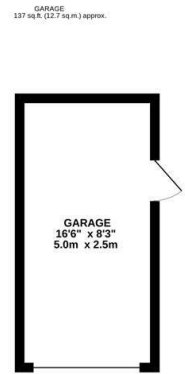
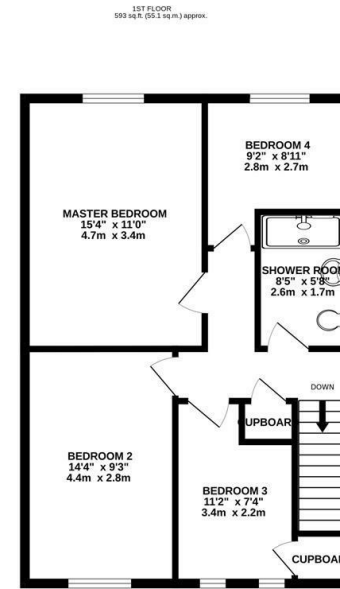


The property boasts beautiful far reaching sea views from the bedrooms and mature rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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