



Instinct Guides You



## Ryemead Lane, Weymouth Offers In Excess Of £425,000

- Large Westerly Garden
- Garage and Extensive Parking
- Planning Granted For Substantial Extensions
- Some Sea Views
- Moments From Fleet Lagoon
- Two Reception Rooms
- Sun Room Extension
- Old Wyke



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Located in a cul-de-sac south of Old Wyke is this spacious home with LARGE WESTERLY GARDEN, extensive parking and GARAGE. The home is situated just moments from the fleet lagoon and has PLANNING APPROVED for substantial extension works, offering longevity in abundance. A sun room adds to the flexibility of the accommodation and there are some views from the rear bedroom over the fleet and Martleaves farm.

Tucked into the cul-de-sac, a large frontage offers ample parking or space for a front garden with side access leading towards the garage. An entrance vestibule borders the home as you enter.

Inside, the first of two reception rooms fronts the home with excellent proportions. Behind, the second reception room links seamlessly with the sun room extension to provide a living space that is enhanced by the westerly aspect. Adjacent, the ground floor is completed by the kitchen - with ample units and worktop space.

Upstairs, two of the bedrooms enjoy superb proportions with bedroom One offering views over Martleaves Farm and towards the Fleet Lagoon; Both rooms comfortably suit a double bed with room for additional furnishings. Bedroom Three is a very reasonable single room. The first floor additionally hosts the shower room and separate toilet - Both of which are finished in sleek modern tiling and the shower room enjoying a large walk-in shower.

The garden is a stand out feature of the home with an initial patio area to soak up the evening sun via the westerly aspect. Excellently proportioned, the remaining lawn stretches throughout the garden, abutting fields to enhance privacy.

## Room Dimensions

Lounge 12'10" x 11'4" (3.93 x 3.46)

Dining Room 12'4" x 11'4" (3.78 x 3.47)

Sun Room 17'4" x 8'5" (5.3 x 2.59)

Kitchen 12'2" x 7'10" (3.73 x 2.4)

Bedroom One 12'10" x 11'4" (3.92 x 3.46)

Bedroom Two 12'5" x 11'3" (3.8 x 3.45)

Bedroom Three 7'11" x 6'11" (2.43 x 2.13)

Shower Room

WC

Garage 22'5" x 9'3" (6.85 x 2.83)

### Planning

Please refer to the planning application number: P/HOU/2024/03756 for further information on the nature of the approved plans or via link: <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406884>



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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.