



Instinct Guides You



Kellaway Terrace, Weymouth. Offers In Excess Of £300,000

- Three Bedroom
- Garage & Driveway
- Cul-De-Sac Location
- Cloakroom
- Well Presented
- Moments From Harbour
- Ensuite
- Log Burner



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Situated in a popular residential area of Weymouth, this beautifully presented three bedroom home offers stylish accommodation, a generous lounge/diner with log burner, modern kitchen, principal bedroom with en-suite, ample storage, integral garage, off road parking and an attractive enclosed rear garden. The property is ideally positioned for access to Weymouth town centre, picturesque harbour and marina, with a variety of shops, cafés and amenities within easy reach.

The accommodation opens into an entrance hallway with stairs rising to the first floor and access to a convenient ground floor cloakroom. The kitchen is positioned towards the front of the property and is fitted with a range of modern units, complementary work surfaces and integrated cooking appliances.

A particular feature of the home is the impressive lounge/diner, measuring approximately 17'7" x 16'6" at its widest points. This spacious reception room provides ample space for comfortable seating and dining furniture, understairs storage with French doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

Upstairs, the first floor landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double room benefitting from its own en-suite shower room and fitted storage. Bedroom two is another comfortable double benefiting fitted storage, while the third bedroom offers flexibility as a child's bedroom, nursery or home office. The family bathroom is fitted with a bath, wash hand basin and WC.

Outside, the enclosed rear garden features a paved patio area and established planting, providing an attractive setting for outdoor dining and relaxation. To the front, a further garden area and driveway provides off road parking and access to the integral garage.

Room Dimensions

Lounge/Diner 17'7" x 16'5" (5.37 x 5.02)

Kitchen 9'5" x 9'1" (2.88 x 2.77)

Garage 15'3" x 7'3" (4.67 x 2.21)

Bedroom One 11'3" x 11'1" (3.44 x 3.38)

Bedroom Two 9'0" x 7'2" (2.75 x 2.19)

Bedroom Three 7'8" x 5'7" (2.35 x 1.71)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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