



**Connells**

Rosebay Drive  
WEYMOUTH



### Property Description

Welcome to 53 Rosebay Drive, a modern three bedroom family home featuring a detached garage with off road parking, positioned on a corner plot. Positioned close to a green space with a range of walks nearby the property enjoys contemporary spaces throughout including kitchen/dining room & en-suite to bedroom one.

The property has a modern contemporary look generating good curb appeal positioned neatly on the corner plot.

Inside the hub of the home is certainly the open plan kitchen dining room. The room offers a superb family or social space with ample room for a dining table. The kitchen has been finished to a modern standard with attractive cabinetry and room for white goods.

The utility room adjacent offers further practical storage & downstairs cloakroom.

The living room offers a well proportioned retreat with a bright dual aspect adding to the style of the home.

Rising upstairs are three bedrooms & the family bathroom. Bedroom one spans the depth of the property & enjoys an en-suite. Bedroom two is a further double with the third room being a generous single room, offering versatility as a workspace or home office. The family bathroom comprises a bath with shower over, wash hand basin & wc complimented by tiling.

### Entrance

### Hallway

### Living Room

12' 11" x 12' 5" (3.94m x 3.78m)

Spacious family lounge complete with double glazed window to front aspect & radiator.

### Kitchen/Dining Room

18' 2" x 9' 5" (5.54m x 2.87m)

A modern, stylish kitchen and dining area perfect for entertaining. The fitted kitchen features a range of wall and base units with complementary Quartz work surfaces, along with a sink and drainer. Integrated appliances include a fridge-freezer, dishwasher, and gas hob and electric oven with an overhead extractor fan. French doors to the rear provide direct access to the garden.



### Utility Room

5' 10" x 5' 5" (1.78m x 1.65m)

Convenient utility space with wall & base units, space for washing machine and side access for house and garage.

### Cloakroom

Low level Wc, wash hand basin.

## First Floor

### Landing

Carpeted. Airing cupboard. Loft access. Door leading into: -

### Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m)

Spacious double bedroom with double glazed window to front aspect & radiator.

### En Suite

Modern three piece En suite to master bedroom, comprising of low-level W.C, wash hand basin & shower cubicle with overhead shower. Heated towel rail.

### Bedroom Two

9' 7" x 9' 6" (2.92m x 2.90m)

Spacious double bedroom with double glazed window to rear & radiator.

### Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m)

Spacious double bedroom with double glazed window to rear & radiator.

### Bathroom

Stylish family bathroom complete with low level W.C, wash hand basin, and bath with overhead shower. Heated towel rail.

## Outside

### Front Garden

Laid to shingle and paving with a hedge row.

### Rear Garden

Initial paved area with the rest laid to lawn, fully enclosed by fencing,

### Garage

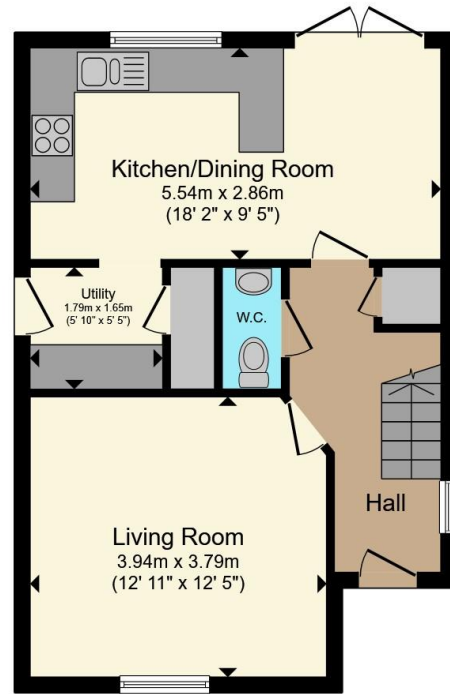
### Driveway

Parking for one vehicle.

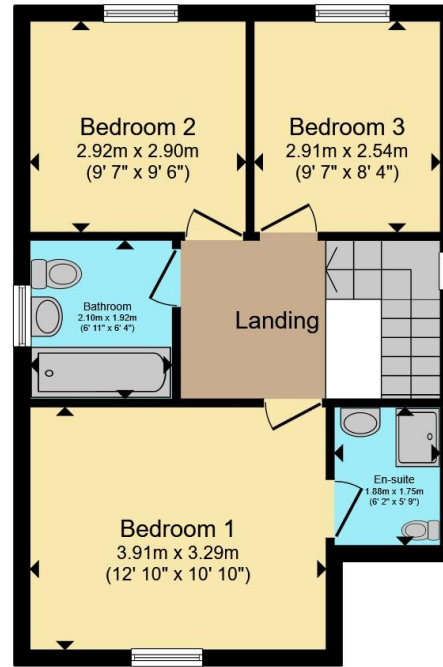








**Ground Floor**



**First Floor**

Total floor area 89.8 m<sup>2</sup> (967 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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