

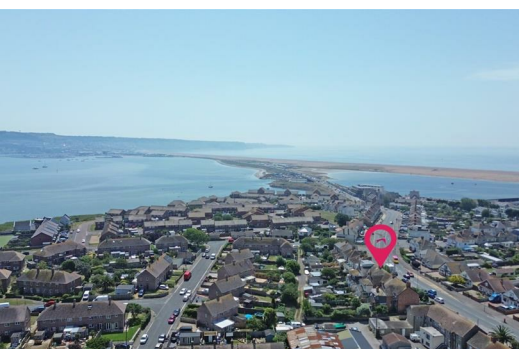


Instinct Guides You



Portland Road, Weymouth, Dorset DT4 9BH Guide Price £400,000

- Stunning Period Home
- Extended & Versatile Accommodation
- Off Road Parking
- Three Reception Rooms
- Four Bedrooms + Attic
- Large Open Plan Kitchen/Diner
- Utility Room
- Moments From Waters Edge



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A beautifully presented, SPACIOUS and versatile FOUR BEDROOM PERIOD HOME, blending character and contemporary living, boasting OFF ROAD PARKING, THREE RECEPTION ROOM, a fabulous landscaped garden, attic, summer house and a STUNNING OPEN PLAN KITCHEN/DINER. Situated in the highly sought after location of Wyke Regis, moments from the WATER'S EDGE, the property enjoys easy access to a range of local amenities, schools, transport links and scenic coastal walks, creating an enviable lifestyle opportunity for families and those seeking a home by the sea.

Stepping inside, the entrance porch provides a practical space for coats and shoes before opening into a spacious and inviting hallway. To the front of the property, the first of three reception rooms is an elegant lounge featuring a large bay window that floods the room with natural light, creating a bright and relaxing space to unwind.

To the rear lies the true heart of the home, an impressive open plan kitchen diner designed with modern family living in mind. The high gloss fitted kitchen features an attractive range of contemporary units complemented by stone worktops, four integrated double ovens, glass tiled splashbacks and under counter LED lighting. The dining area forms the second reception space and offers a wonderful setting for both everyday family life and entertaining guests, enhanced by a skylight overhead and convenient access to the ground floor cloakroom.

Beyond the dining area, the principal sitting room provides the third reception room, offering a cosy yet spacious retreat with bi-fold doors opening onto the rear garden, seamlessly connecting the indoor and outdoor spaces during the warmer months. A separate utility room offers further storage and practical space for household appliances.

The first floor hosts four bedrooms and the family bathroom. Three generous double bedrooms provide ample space for furnishings, while the fourth bedroom offers flexibility as a nursery, dressing room or home office. The family bathroom is beautifully appointed with a bath, separate shower enclosure, heated towel rail, wash hand basin and WC.

Stairs rise to the attic landing area which provides further storage space with access into an additional attic space currently being used as a study area. There are some restricted head heights within this area.

Externally, the rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space that can be enjoyed throughout the year. A raised composite decked terrace directly adjoins the property, complete with contemporary glass balustrading and providing the perfect setting for al fresco dining and relaxation. Steps lead down to a further patio area where an attractive covered pergola creates a sheltered seating area, ideal for entertaining family and friends. The garden has been beautifully arranged with decorative stone pathways, areas of artificial lawn, mature planting and established borders, providing colour and interest throughout the seasons. To the rear, the impressive summer house benefits from power and insulation making it ideal as a home office, studio, gym or hobby room, whilst hardstanding beyond provides the valuable benefit of off road parking at the rear.

Lounge 13'6" x 11'7" plus bay (4.14 x 3.54 plus bay)

Kitchen 11'8" max x 10'7" max (3.58 max x 3.24 max)

Dining Room 14'6" max x 9'11" max (4.42 max x 3.03 max)

Sitting Room 11'9" max x 13'4" max (3.6 max x 4.07 max)

Utility Room 13'5" max x 5'4" max (4.1 max x 1.63 max)

Bedroom One 11'11" x 10'7" max plus recess (3.64m x 3.25 max plus recess)

Bedroom Two 11'10" max x 7'10" max plus recess (3.61 max x 2.39 max plus recess)

Bedroom Three 11'6" max x 10'8" > 8'3" max plus recess (3.53 max x 3.26 > 2.53 max plus recess)

Bedroom Four 8'2" max x 7'9" max plus recess (2.51 max x 2.37 max plus recess)

Attic 12'11" max x 7'8" max (some height restrictions) (3.94m max x 2.35 max (some height restrictions))





Summer House



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	81
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	

