



Instinct Guides You



## Marina Gardens, Weymouth, DT4 9QZ Offers In Excess Of £425,000

- Marina Gardens
- No Onward Chain
- Four Bedrooms
- Southerly Garden
- Three Reception Rooms
- Detached Garage & Driveway
- In Need Of Some Modernisation
- Popular Location



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An extended four bedroom detached home located in the popular residential location of Marina Gardens, benefiting from a large southerly facing garden, three reception rooms, driveway parking and a garage. This spacious property presents an excellent opportunity for a purchaser seeking a well proportioned home with scope for modernisation, all within a well regarded and convenient setting close to local amenities including nearby primary and senior schools, day nursery, and still within easy reach of the town centre and harbour.

Stepping through the porch, the entrance hallway provides access to the principal ground floor accommodation with stairs rising to the first floor. To the front, a separate sitting room provides a comfortable additional reception space, ideal as a snug or day room, while adjacent an office offers a practical area suited to home working. The main lounge diner is a particularly generous room, stretching across the rear of the property with large windows allowing for plenty of natural light and providing views over the garden. The layout comfortably accommodates both seating and dining areas, creating a sociable and flexible living environment.

Positioned to the rear, the kitchen is fitted with a range of units and offers a practical working space along with space for appliances, with a ground floor WC completing the accommodation on this level.

To the first floor, there are four bedrooms arranged off the landing. Bedroom one is a spacious double with a bay window, while bedroom two is another good size double benefitting from fitted wardrobes. Bedrooms three and four provide further accommodation, suitable for family, guests or study space. The bathroom is fitted with a bath with shower over, wash hand basin, with a separate WC located off the landing for added convenience.

Externally, the large rear garden enjoys a southerly aspect and offers a combination of lawn and established planting, providing a pleasant outdoor space ideal for families and keen gardeners. To the front, there is driveway parking leading to the garage with further lawns, completing this well balanced home.

This property offers significant potential to create a superb family home, with its generous proportions, flexible layout and desirable location making it an opportunity not to be missed.

**Lounge/Diner 20'6" x 18'5" > 11'8" (6.27 x 5.63 > 3.57)**

**Office 11'8" x 8'9" plus bay (3.57 x 2.68 plus bay)**

**Sitting Room 11'7" plus bay x 10'0" (3.55 plus bay x 3.07)**

**Kitchen 11'7" x 8'2" (3.54 x 2.51)**

**Bedroom One 11'8" x 10'1" plus bay (3.56 x 3.08 plus bay)**

**Bedroom Two 9'11" plus wardrobe x 9'8" plus bay (3.03 plus wardrobe x 2.96 plus bay)**

**Bedroom Three 11'7" x 8'4" (3.54 x 2.56)**

**Bedroom Four 8'9" x 6'11" (2.68 x 2.13)**





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			
		39	73
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	