



Barrow Rise , Weymouth DT4 9HJ

- Immaculately presented three double bedroom family home
 - Private driveway parking for multiple vehicles
 - Modern fitted shower room and downstairs w/c
- Gated rear access from garden onto pleasant open green
- Popular Wyke Regis location with nearby schools, transport links, shops and dining
- Sea views from inside and the rear garden
- Beautifully presented rear garden with
- Sleek and stylish kitchen with integrated fridge freezer and dishwasher
- Multiple fitted wardrobes within all bedrooms
 - Offered with no onward chain

£290,000 Freehold





Front of Property

A well-presented brick-paved driveway provides off-road parking for two vehicles. Beside the glazed UPVC front door, two external cupboards open into useful storage. The frontage features a blend of gravel and slate chippings, complemented by mature strawberry plants adding colour and charm.

Entrance hallway

A double-glazed UPVC front door with obscured panels opens into a light and airy hallway with wood-style tiled flooring. Stairs rise to the first-floor landing, with openings into the kitchen and doors leading to the utility/WC and the jewel-aspect reception room.

Utility room

6'10" x 6'10"

A front-aspect room featuring a base-level unit with an incorporated composite sink and stainless mixer tap, space for white goods beneath, a low-level WC, tiled flooring, and an obscured double-glazed window.

Reception room

21'11" x 10'9"

A generously proportioned dual-aspect reception room with double-glazed windows to the front and rear, plus an internal window into the kitchen. The space comfortably accommodates both a living area and dining zone, with the rear window offering a pleasant outlook over the well-maintained rear garden.



Kitchen

10'9" x 8'6"

A rear-aspect kitchen fitted with a range of eye-level and base units, an incorporated ceramic sink with stylish stainless mixer and ceramic accent, a built-in four-ring gas hob with oven beneath, and an extractor with lighting above. Additional features include an integrated fridge-freezer, dishwasher, internal windows into both the conservatory and living room, and a double-glazed door opening into the conservatory.

Sun room

13'5" x 8'6"

A bright triple-aspect conservatory featuring a mix of obscured and double-glazed windows, two double-glazed VO skylights, wood-style tiled flooring, ceiling spotlights, and a wall-mounted radiator. A superb additional living space ideal for year-round enjoyment.

First floor landing

A well-proportioned landing with over-stair storage and an obscured skylight. Doors open into all three bedrooms, the shower room, and a large storage cupboard housing the Worcester combination boiler (regularly serviced).

Bedroom three

10'9" x 7'6"

A front-aspect double bedroom with a double-glazed window offering countryside and sea views. Three doors open into generous built-in wardrobe space, with additional room for freestanding furniture.

Bedroom two

10'5" x 8'6"

A rear-aspect double bedroom with a double-glazed window overlooking the rear garden and offering sea views towards Portland. Three wardrobe doors provide excellent storage, and the tall pitched roof creates an open, airy feel.

Bedroom one

10'9" x 12'1"

A further rear-aspect double bedroom enjoying countryside and sea views towards Portland. Multiple wardrobe doors open into generous storage, with additional space for freestanding units. A mirrored sliding door reveals further integrated storage.

Shower room

6'10" x 6'2"

An immaculately presented front-aspect shower room with an obscured double-glazed window, low-level WC with incorporated storage, hand wash basin with stainless mixer tap and illuminated mirror above, and a walk-in shower featuring stylish tilework, handheld and rainfall showerheads. Finished with ceiling spotlights, a heated towel rail, and an extractor fan.

Rear garden

A beautifully presented tiered, south westerly facing rear garden, primarily patio laid with patio steps leading up past planters and onto a raised decking area, from which sea views and a recently installed garden room with double glazed windows, lighting and power can be enjoyed. To the rear, gated access opens onto a large green, ideal for those with children.

Garden room

A well presented and incredibly versatile room with a glazed door and double glazed windows looking onto garden and further sea views. The space serves as an excellent home office, garden/ hobby room as well as a plethora of other options.

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Local Authority
Council Tax Band **B**
EPC Rating **D**



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