Instinct Guides You



Cranesbill Way, Weymouth
Offers In Excess Of £290,000

- Backs On To Open Fields
- Two Parking Spaces
- Bedroom With En-suite
- Low Maintanace Rear Garden
- Family Bathroom + Cloakroom
- Garden Cabin With Electric
- Close To Walks & Bus Route
- Four Years NHBC Remaining
- EV Charger
- Southerly Aspect Garden







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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

THREE BEDROOM SEMI-DETACHED HOME backing directly onto OPEN FIELDS and offering well-presented accommodation throughout. This attractive family home benefits from a SPACIOUS KITCHEN/DINER, EN-SUITE SHOWER ROOM to the principal bedroom, SOUTHERLY FACING LOW MAINTENANCE GARDEN with cabin, cloakroom.
The entrance hall provides access to the generous living room, a bright and inviting space with ample room for comfortable seating and a front aspect window allowing plenty of natural light. Also accessed from the hallway is the convenient ground floor cloakroom.

To the rear of the property is the contemporary kitchen/diner, fitted with a range of modern wall and base units, integrated cooking appliances and space for additional white goods. There is plenty of room for a family dining table, while double doors open directly onto the rear garden, creating an excellent space for entertaining and everyday living.

The first floor comprises three well-proportioned bedrooms and the family bathroom. Bedroom one is a spacious double room enjoying views towards the distant hills and benefits from its own en-suite shower room. Bedroom two is another comfortable double, while bedroom three offers flexibility as a generous single nursery or home office. The family bathroom is fitted with a modern white suite comprising a bath, wash hand basin and WC set against modern tiling.

Outside, the rear garden has been designed with ease of maintenance in mind, featuring a generous patio ideal for outdoor dining and seating. Steps lead to a raised terrace to a timber garden cabin which enjoys power and offers a brilliant versatile space, perfect as a home office, gym or hobby room.

The property enjoys a pleasant open outlook as it backs directly onto neighbouring fields, creating a greater sense of privacy and an attractive backdrop.



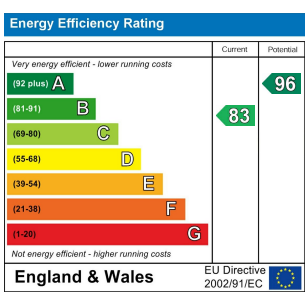


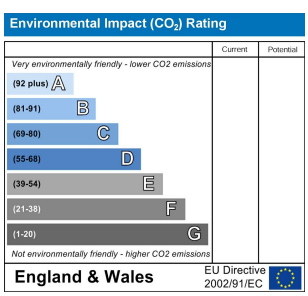




Kitchen/Diner 15'3" x 8'10" (4.67 x 2.71)
Living Room 14'3" x 11'11" max (4.35 x 3.65 max)
Cloakroom 7'2" x 2'11" (2.19 x 0.91)
Bedroom One 11'9" max x 9'4" max (3.59 max x 2.87 max)
En-suite 5'4" max x 5'10" max (1.64 max x 1.78 max)
Beedroom Two 9'2" x 7'7" (2.81 x 2.32)
Bedroom Three 7'7" x 5'7" (2.32 x 1.71)
Bathroom 9'3" x 5'11" (2.83 x 1.82)
Estate Charge
The vendor informs us that upon completion of the site there will be an annual estate charge of approximately £239 which contributes towards the maintenance and upkeep of the communal green spaces and shared access areas.







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.