



Wooland Gardens

Wyke Regis, Weymouth DT4 9XQ

- Detached Family Home
- Attractive Lounge
- Modern Fitted Kitchen
- Front & Rear Gardens
- Cul-De-Sac Location in Wyke Village
- Four Bedrooms
- Separate Dining Room
- Family Bathroom & En-Suite Shower Room
- Driveway & Detached Double Garage
- No Onward Chain

Offers In Excess Of £425,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge
12'7" x 14'6"

Dining Room
10'8" x 12'7" into bay

Kitchen
9'1" x 11'3"

Utility Room
3'11" x 4'8"

WC
2'7" x 6'4"

FIRST FLOOR

First Floor Landing

Bedroom One
14' max x 13'8" max

En Suite Shower Room
4'9" x 7'4"

Bedroom Two
10'12" max x 8'7" max

Bedroom Three
8'4" x 9'0"

Bedroom Four
7'4" max x 6'9" max

Bathroom
5'4" x 6'9"

OUTSIDE

Front Garden

Driveway & Detached Double Garage

Rear Garden

We are delighted to offer for sale this detached family home, coming to the market with no onward chain and situated in the highly sought-after Old Wyke Square. The property offers spacious accommodation including a lounge, separate dining room, modern fitted kitchen, utility room, ground floor WC, four bedrooms, en-suite shower room, and family bathroom. Externally, there are low-maintenance gardens, a driveway, and detached double garage.

The ground floor comprises a welcoming entrance hallway with access to all principal rooms, including a cloakroom with WC and wash hand basin. The bright lounge features French doors and a fireplace, while glazed doors lead through to the dining room with a front-facing bay window. The kitchen is fitted with a range of modern units, integral gas hob, double electric oven and grill, concealed extractor, and space for additional appliances including an American-style fridge freezer, with a window overlooking the garden. A separate utility room provides plumbing for a washing machine, houses the boiler, and offers side access.

Upstairs, the landing provides access to four

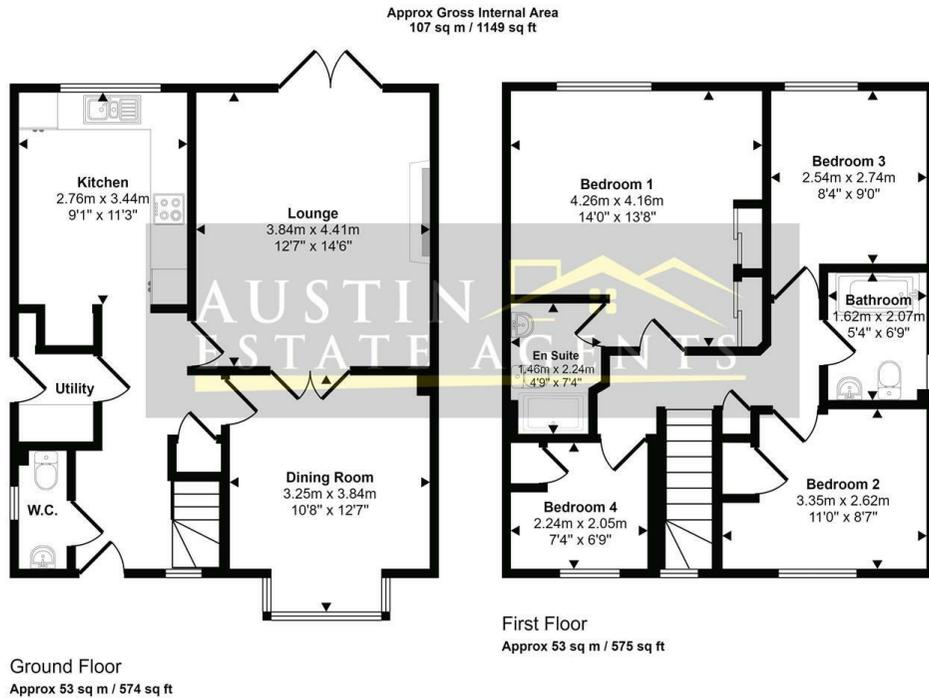
bedrooms and the family bathroom. The main bedroom enjoys built-in wardrobes and en-suite shower room, whilst bedroom three also enjoys rear views, while bedrooms two and four are front-facing with built-in cupboards. The family bathroom comprises a panelled bath with shower over, wash hand basin, WC, heated towel rail, and an opaque window.

Outside, the front garden is shingled for ease of maintenance, with a block-paved driveway providing off-road parking for several vehicles and leading to a detached double garage. The fully enclosed rear garden enjoys a westerly aspect and is mainly laid to patio, decking, and lawn.

Located close to Old Wyke Square in Wyke Regis, the property benefits from easy access to local shops, schools, amenities, bus routes, coastal walks, and the Fleet Nature Reserve.



Local Authority **Dorset Council**
Council Tax Band **E**
EPC Rating **D**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

