



Instinct Guides You



Dorchester Road, Weymouth £575,000

- Large Extended Family Home
- Low Maintenance Westerly Garden
- Three Reception Rooms
- Ample Driveway Parking
- Close To Schools & Amenities
- Well Presented Throughout
- Easy Access To Dorchester & Weymouth
- Modern Kitchen & Family Bathroom
- Utility Room
- Some Far Reaching Views



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A beautifully presented bay-fronted four-bedroom, three reception room detached residence, recently modernised and featuring a stunning open-plan kitchen/dining/family room, just moments from schools and transport links. Finished to a high standard throughout, this superb family home offers a westerly garden, a large rear extension, and a generous driveway providing off-road parking for several vehicles.

Stepping inside a spacious hallway welcomes you with stairs to the first floor, downstairs storage and access to all principal rooms. At the front of the home, the traditional lounge enjoys a beautiful rounded bay window that floods the room with natural light, complemented by a feature fireplace that creates a warm focal point. Adjacent to the lounge is a versatile second reception room which offers excellent verisitility.

The rear of the property is the true heart of the home — a contemporary open-plan space spanning the full width of the house, complete with bi-fold doors opening onto a raised decking area overlooking the garden.

This impressive area features a modern kitchen with central island and feature lighting, a generous dining zone and a relaxed family seating area. Stylish tiled flooring with underfloor heating runs throughout, enhancing the sense of comfort and quality. The kitchen compirses a range of fitted cabinetry and worksurface with room for appliances and conveyiant side access. In addition a utility room featuring two large velux windows creates additional practatcailty. A cloakroom finishes the ground floor perfectly.

Rising to the first floor there are four bedrooms and the family bathroom. Bedrooms one, two and three are well proportioned doubles with bedroom one being a single room with feature bay window. The family bathroom comprises a bathw ith shower over, hand basin and W.C.

Sitting Room 16'9" max x 11'10" max (5.11 max x 3.63 max)
 Outside the garden enjoys a sunny westerly aspect and has been finished with a rainwater tap.

Dining Room 13'5" x 11'3" (4.09 x 3.45)

Family Room 12'11" x 12'7" (3.94 x 3.84)

Utility Room 14'0" x 4'5" (4.27 x 1.35)

Study/Office 15'10" x 7'1" (4.85 x 2.18)

Cloakroom 5'2" x 2'11" (1.60 x 0.89)

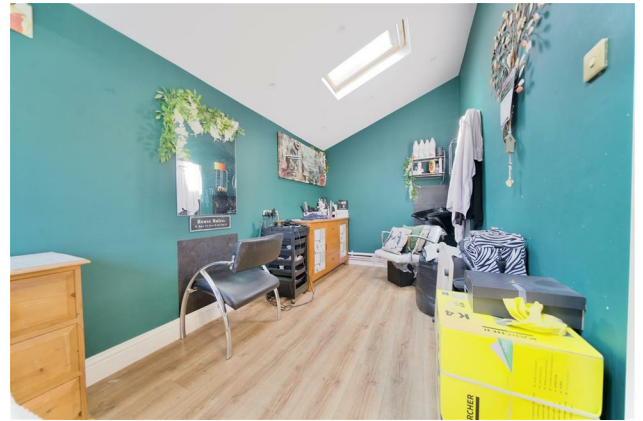
Bedroom One 13'3" x 11'10" (4.04 x 3.63)

Bedroom Two 17'3" max x 11'3" max (5.26 max x 3.45 max)

Bedroom Three 8'11" x 8'2" (2.72 x 2.51)

Bedroom Four 9'1" x 7'1" (2.77 x 2.16)

Bathroom 7'10" x 5'6" (2.40 x 1.68)



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			
England & Wales		EU Directive 2002/91/EC	79

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	

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