

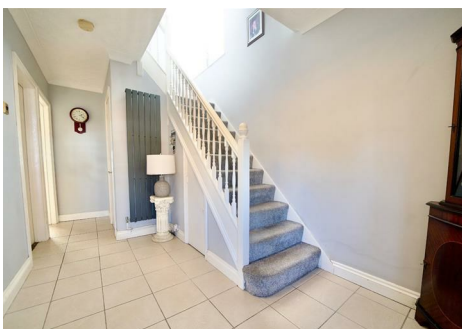


Instinct Guides You



Broadmeadow Road, Weymouth £450,000

- Attractive Detached Family Home
- Cul-de-sac Position In Wyke Regis
- Southerly Aspect Garden
- Off Road Parking
- Utility & Cloakroom
- Open Plan Kitchen Dining Room
- Modern Family Shower Room
- Close To Amenities & Transport Links



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THREE BEDROOM DETACHED FAMILY HOME situated in the popular residential area of WYKE REGIS, close to a range of local amenities, schools and transport links. This well-presented home benefits from a SPACIOUS OPEN PLAN KITCHEN/DINING ROOM, UTILITY ROOM WITH W.C, CONSERVATORY, LOFT SPACE WITH EN SUITE, SOUTHERLY ASPECT REAR GARDEN and generous living accommodation throughout.

A porch opens into the entrance hall with stairs rising to the first floor and access to the principal ground floor rooms. Positioned to the front of the property, the living room is a bright and comfortable space centred around a feature fireplace, with a bay window allowing plenty of natural light.

To the rear, the home opens into an impressive kitchen/dining room, creating a sociable space for both everyday family life and entertaining. The kitchen offers a range of fitted units with ample worktop space, breakfast bar seating and room for a family dining table. Double doors lead through to the conservatory, providing an additional reception area overlooking the rear garden. A useful utility room with W.C completes the ground floor.

The first floor comprises three well-proportioned bedrooms. The principal bedroom is a particularly generous double with fitted wardrobes and a bay window. Bedroom two is a further double room with built in wardrobes while the remaining bedroom is a small double/generous single room. The shower is modern with a large shower, floating sink and vanity unit and W.C

A staircase leads to the converted loft space, offering a versatile room ideal as a home office, hobbies room or occasional guest accommodation. This floor also benefits from the convenience of a shower room en-suite.

Externally, the property enjoys a delightful southerly aspect rear garden, providing a sunny and private space to relax or entertain throughout the day. With storage sheds a large decked area at the rear and gated access to the garage and side of the property.

- Living Room 12'4" + bay x 11'3" (3.77 + bay x 3.43)
- Kitchen Dining Room 19'7" max x 12'5" max (5.97 max x 3.80 max)
- Conservatory 13'4" x 7'11" (4.08 x 2.42)
- Cloakroom/Utility 5'5" x 5'2" (1.67 x 1.59)
- Porch 6'11" max x 4'4" max (2.13 max x 1.34 max)
- Bedroom One 12'4" + bay x 11'3" (3.76 + bay x 3.44)
- Bedroom Two 12'5" x 11'3" (3.81 x 3.44)
- Bedroom Three 8'11" x 7'10" (2.73 x 2.40)
- Bedroom Four 11'10" (some height restrictions) x 10'10" (3.61 (some height restrictions) x 3.32)
- En-suite 5'1" x 4'7" (1.56 x 1.40)
- Bathroom 7'5" x 5'0" (2.27 x 1.54)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.