

Hull Gregson Hull

33 Purbeck Close

Weymouth, DT4 9QU

Asking Price £525,000 Freehold

4 2 2 C

33 Purbeck Close
Weymouth, DT4 9QU

A 4 bedroom detached and extended family home in the desirable location of Purbeck Close off Wyke Road. The property offers a modern and spacious open plan kitchen/diner/family room which opens out onto the private rear garden. This room is flooded with light from 2 Velux windows whilst being heated by a feature wood burner. This executive residence boasts a master ensuite and separate family bathroom, downstairs WC, separate utility room, integral garage and separate garden room and office space. Viewings come highly recommended to appreciate all that is on offer as a new buyers dream home.

Hallway
Stairs rising to the first floor with cupboard space underneath

Living Room
12'7" x 11'7" (3.86 x 3.54)
Front aspect UPVC double glazed bay window, feature fireplace with gas fire

Kitchen/Diner
8'3" max x 21'10" (2.53 max x 6.68)

Family Room
9'4" x 17'0" (2.86 x 5.20)

Utility Room
Ample size worktop with space and plumbing underneath washing machine and tumble dryer

W C
Side aspect UPVC double glazed window, hand wash basin and WC

Master Bedroom
11'1" x 17'10" (3.39 x 5.46)
Good sized double bedroom with 2 front aspect UPVC double glazed windows

Ensuite
Front aspect UPVC double glazed window, partially tiled with a quadrant single shower, wash hand basin and WC

Bedroom 2
9'10" x 10'11" (3.02 x 3.33)
Double bedroom with rear aspect UPVC double glazed window

Bedroom 3
9'8" x 8'8" (2.96 x 2.66)
Double bedroom with rear aspect UPVC double glazed window

Bedroom 4
6'5" x 8'9" (1.98 x 2.69)
Single bedroom with UPVC double glazed window

Bathroom
Partially tiled with side aspect UPVC double glazed window, bath tub, hand wash basin and WC

Garage
16'10" x 8'7" (5.15 x 2.64)
Up and over garage door with light an power

























Outside

Front - Block paved driveway for multiple vehicles and side access to the rear garden
Rear - Patio abutting the rear elevation with access from the patio doors in the family room and the sliding doors from the dining area. Steps rise to the elevated garden which is laid to lawn and patio.

Garden Room/Office

Multi-use garden room and office space with light and power, double doors and a UPVC double glazed window.

Council Tax

Dorset Council Band E

Other Information

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard - 15 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

Mobile coverage for 02, EE, Three and Vodafone are good.
Satellite/Fibre TV for BT and Sky. No virgin Media in this area.

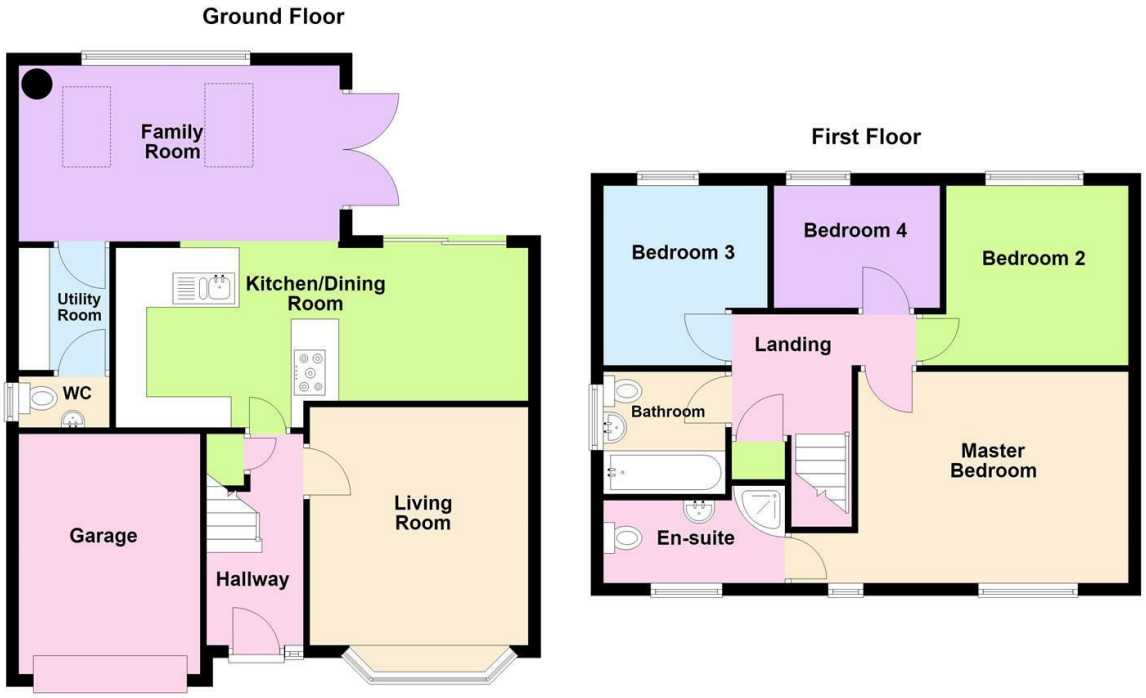
Flood Risk
Rivers & Seas - Very Low
Surface Water – Very Low

Services
The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

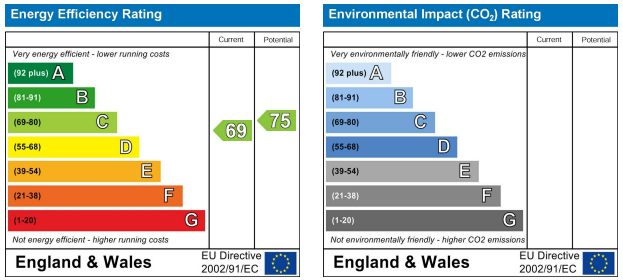
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk