Instinct Guides You

Cranesbill Way, Weymouth
£300,000

- 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

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

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.

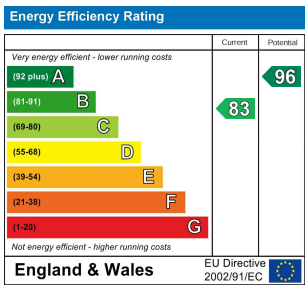
To the rear of the property is the contemporary kitchen/diner, fitted with a range of modern wall and base units, integrated cooking appliances and space for additional white goods. There is plenty of room for a family dining table, while double doors open directly onto the rear garden, creating an excellent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

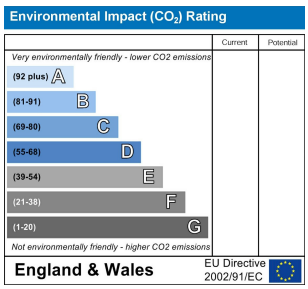
The first floor comprises three well-proportioned bedrooms and the family bathroom. Bedroom one is a spacious double room enjoying views towards the distant hills and benefits from its own en-suite shower room. Bedroom two is another comfortable double, while bedroom three offers flexibility as a generous 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.





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