



DIRECT MOVES



## Tyneham Close , Weymouth DT3 5RQ

- Substantial, four bedroom family home
- Private rear garden with fields to the rear
- Ample parking with Driveway AND Garage
- Popular residential area with excellent school catchment
- Recently installed Glow Worm combination boiler
- Open plan living room/ diner with conservatory to the rear
- Master bedroom with en-suite shower room
- Nearby transport links & well situated for access in and out of Weymouth
- Far reaching countryside outlook to the rear

**£350,000 Freehold**





#### Front of property

A concrete driveway provides ample off road parking and an up and over door enters into the garage, an area laid to lawn is adorned with a variety of mature shrubbery and the double glazed upvc front door opens into the entrance hallway..

#### Entrance hallway

An obscured, double glazed UPVC door opens into the hallway which features a wall mounted radiator, double glass doors into the living room, attractive dado rails and stairs rising to the first floor landing.

#### Living room

13'1" x 12'5"

A light and airy front aspect room with a floor to ceiling obscured double glazed window and a large double glazed window looking onto the front driveway, Fireplace, ceiling coving, the space flows seamlessly into the...

#### Dining room

9'10" x 10'9"

A glass panel door into the kitchen, double glazed sliding door into the conservatory, ceiling coving, and opening into the living room.

#### Kitchen/ Utility

14'9" x 11'5"

A rear and side aspect room with double glazed windows, a range of both eye and base level units, and integrated oven and hob, a stainless steel one and a half bowl sink with stainless mixer tap, An archway separates the kitchen and utility area.

The utility area offers countertop space with room for white goods. Other features include a wall mounted radiator, ceiling coving.



### Conservatory

13'9" x 6'10"

A dual, front and rear, aspect conservatory with double glazed windows looking onto the rear garden, double glazed sliding doors open onto the rear garden.

### First floor landing

A door into a large earring cupboard, they do rails, doors into all first floor rooms and a door into second floor stairwell.

### Bedroom one

13'1" x 8'10"

A well proportioned front aspect bedroom with a double glazed window, mirror sliding doors into wardrobe space, wall mounted radiator, and a door into the ensuite.

### En-suite

6'6" x 6'6"

A front aspect en-suite with an obscured double glazed window, a hand wash basin with stainless taps, a low level WC, a shower with handheld attachment and a door into a large storage cupboard.

### Bedroom two

13'1" x 8'10"

Front aspect double bedroom with a double glazed window, double doors into built-in wardrobe space with shelving and hanging out, a wall mounted radiator.

### Bedroom three

9'2" x 9'2"

Rear aspect double bedroom with a double glazed window with far reaching filled and countryside views, a door into built in wardrobe.

### Shower room

A rear aspect shower room with an obscured double glazed window, a corner shower with handheld shower attachment, a heated towel rail, a hand wash basin and low level WC with incorporated storage. The room is fully tiled.

### Bedroom four

8'10" x 9'2"

A rear aspect bedroom with a double glazed window with further filled and countryside views, the wall mounted radiator and double doors into storage space.

### Loft room

6'6" x 22'11"

A dual front and rear aspect room with four Velox windows, two wall mounted radiators and doors at the rear into shelved storage, small doors provide access into eaves

### Rear garden

Fully fence enclosed rear garden with a patio area an area lead to lawn and a decking area with picket fencing, side access via a secure wooden gate. The space is private with grass fields to the rear. Outside tap.

### Integral garage

An up and over door provides access into the integral garage, with power and lighting it is a very versatile space. The garage also houses the recently installed (2 years old) combination boiler and meters on wall.

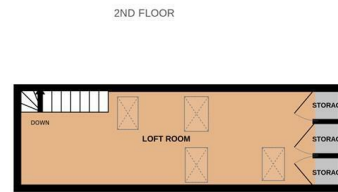
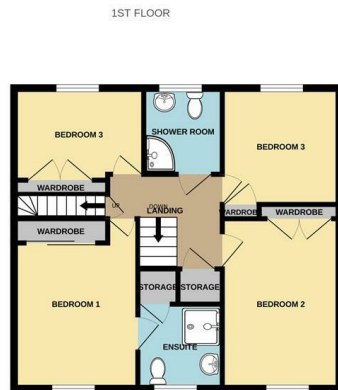
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Local Authority  
Council Tax Band D  
EPC Rating



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