



Boulton Close | Wyke Regis | Weymouth | DT4 9UY

**Offers Over £340,000**

BEAUMONT  JONES

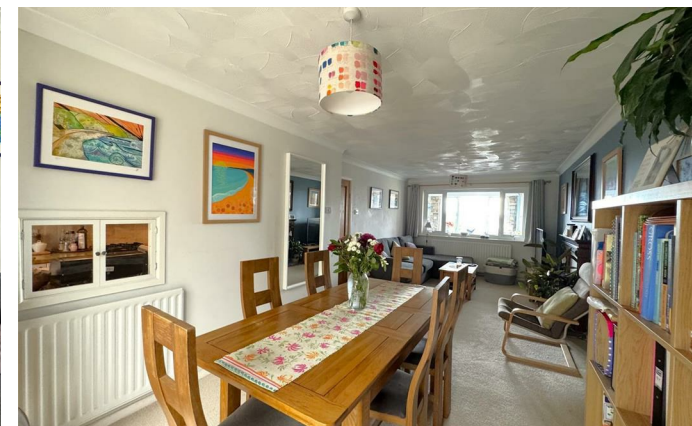
## Boulton Close | Wyke Regis Weymouth | DT4 9UY Offers Over £340,000

We are delighted to offer a well-presented three bedroom semi-detached family home boasting elevated views out to sea and over towards Portland within a quiet cul-de-sac in Wyke Regis. The property offers a spacious front sun room enjoying elevated views, downstairs cloakroom, generous sized lounge/diner with views, extended kitchen, rear lean-to, modern family bathroom, landscaped terraced rear garden, front garden, garage and off road parking for up to three vehicles in tandem. Close to well-regarded schools and local amenities, this property must be viewed to be appreciated.

- Three Bedroom Semi-Detached Family Home
- Well-Presented Throughout
- Generous Sized Lounge/Diner
- Downstairs Cloakroom & Modern Bathroom
- Garage & Off Road Parking For Up To Three Vehicles In Tandem
- Beautiful Elevated Views Out To Sea From The Front Aspect
- Quiet Cul-de-Sac In Wyke Regis
- Extended Kitchen
- Landscaped Terraced Rear Garden
- Close To Well-Regarded Schools & Local Amenities

### Full Description

Entrance into this well-presented family home is via a front aspect double glazed door leading into a spacious sun room creating the perfect relaxation room offering elevated sea views from the dual aspect double glazed windows. A wooden glazed door leads into a welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The cloakroom has a front aspect double glazed window, low level WC and a vanity wash hand basin. The generous sized lounge/diner offers an abundance of space offering a front aspect double glazed window enjoying beautiful elevated sea views, rear aspect double glazed sliding patio doors leading into the lean-to



This well-presented family home boasts beautiful elevated sea views from the front aspect set within a quiet cul-de-sac in Wyke Regis.



conservatory, serving hatch to the kitchen and plenty of space for furniture including a large dining table and chairs. The extended kitchen offers a range of eye and base level units with wooden worktops over, double integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, serving hatch to the dining area, dual aspect double glazed windows, rear aspect sky light and a side aspect door leads into the lean-to conservatory. This handy area houses the fridge/freezer and perfect for storage with dual aspect double glazed windows, sliding patio doors leading into the lounge/diner and a side aspect double glazed door leads out onto the landscaped terraced rear garden.

The first floor has a landing area with loft access via a hatch and doors lead through to the three bedrooms and modern bathroom. The master bedroom is a generous sized double with multiple built-in wardrobes and furniture, this room also boasts the best elevated sea views in the house from the front aspect double glazed window. Bedroom two is a double with built-in wardrobes and a rear aspect double glazed window. Bedroom three is a single with a rear aspect double glazed window. The bathroom comprises a modern suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, WC with a concealed cistern, vanity wash hand basin, wall mounted towel rail heater, built-in airing cupboard housing the gas combi boiler, tiled and cladded walls and a front aspect double glazed window.

Outside offers a beautiful landscaped terraced rear garden laid out into three sections, the ground level offers a spacious patio area laid to porcelain tiles with a fixed seating area, raised water feature, gated side access and a side aspect double glazed door leads into the garage. Tiled steps lead up to the second section which is laid to lawn with railway sleepers creating raised planted borders with a range of shrubs and a palm tree. Tiled steps lead up to the third section, a beautiful tiled patio area enjoying beautiful far reaching views out to sea.

The front garden is mainly laid to lawn with planted shrubs and a tiled patio area, perfect for a bench to enjoy the outstanding views, tiled steps lead up to the front door.



The driveway provides off road parking for up to three vehicles in tandem. The garage has an up and over door with power and lighting.

Located within a quiet cul-de-sac on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers, with Chesil Beach, Portland Marina, the National Sailing Academy and the Jurassic coastline all within easy reach. Set close to old Wyke village, this is a popular residential area with excellent bus links into Weymouth, convenient shopping, a friendly and active community and well-regarded schools. There is access to superb coastal walks, and via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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Close to well-regarded schools and local amenities.

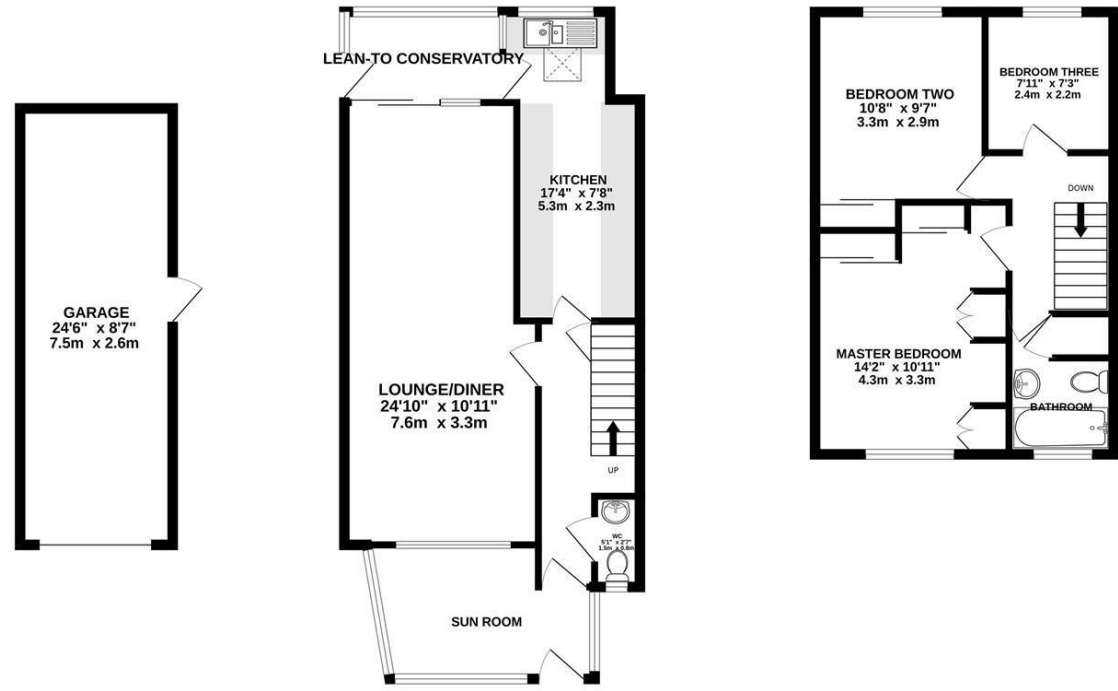




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>74</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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